



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:37 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL (excused at 7:55 p.m.), VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES (Arrived at 6:11 p.m.), STEVEN EVANS, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER McSWAIN

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, indicated that there would be a substantial amount of abeyance items, which he would address during the Planning meeting. In the meantime, he explained that the following items would need to be pulled from the One Motion/One Vote:

Item 10 [ZON-4013] – A protest letter was received

Item 11 [SDR-4073} – Applicant would like to discuss Public Works' Conditions 14 and 15.

Item 12 [SDR-4075] – Applicant signed the letter agreeing to the conditions, however, they asked that Conditions 5, 9 be amended and delete Condition 10. Planning staff would agree to the amendments and deletion. Since the applicant agreed to all the conditions, MR. CLAPSADDLE suggested that Item 12 [SDR-4075] be kept in the One Motion/One Vote items. CHAIRMAN TRUESDELL agreed, unless there would be concerns from the public.

Item 13 [RQR-4021] –The applicant has questions regarding staff changing the recommendation to denial.

MR. CLAPSADDLE stated that letters with signatures accepting all conditions were received for the remainder of the One Motion/One Vote items. He further stated that there are two amendments to Item 69 [DIR-3964] regarding the Summerlin Design Standards. He pointed out

City of Las Vegas

PLANNING COMMISSION MEETING OF MARCH 25, 2004 Planning and Development Department Briefing

MINUTES – Continued:

that the amendments relate to two items; one is the 75-foot height standard for the casino section. Summerlin is suggesting, to which staff agrees, to delete the term “without City approval”. That would mean that it denies the ability to go higher than 75 feet. Currently, the text states “with City approval” they could come before the Planning Commission and go higher. Second, banner signs on light poles to be permitted for special events. Staff does not have a problem with that request, as long as they are temporary. Currently, in Summerlin, to announce different events, temporary banners are placed on light poles that are not permitted, but it would be permitted with the amendment.

MR. CLAPSADDLE explained that the Development Standards are separate from the Development Agreement. It does not have anything to do with land use, but are standards to live by that are not usually seen. The only time anything is seen from Summerlin is in the form of a Tentative Map. This is the book that staff uses to reviews applications. These Revised Development Standards will tighten up the language and make it clearer. He asked that this item be moved up after the One Motion/One Vote for discussion.

As discussed earlier, MR. CLAPSADDLE reiterated that Conditions 5 and 9 will be amended and Condition 10 will be deleted for Item 12 [SDR-4075]. Item 53 [ZON-4066], staff will be asking that Condition 5 be amended to read “The keeping of horses shall be permitted as allowed by City Codes currently in effect and any subsequent amendments.” That would be at Washburn and Maverick for the R-D. There are additional conditions limiting it to six lots and all have to be at least 18.5 single story. The applicant has agreed to those. The condition that is part of the backup tied it to the CC&R;s, but staff would rather have the allowing of horses on this site subject to current City code and a subsequent text amendment that will come before the Planning Commission in about month. Item 66 [SDR-4069], the last sentence will be deleted in Condition 12.

DAVID GUERRA, Public Works Department, stated that MR. CLAPSADDLE already addressed changed for Item 11 [SDR-4073] and Item 66 [SDR-4069].

(5:37 – 5:43)

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MEETING ADJOURNED AT 5:43 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL (excused at 7:55 p.m.), VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES (Arrived at 6:11 p.m.), STEVEN EVANS, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER McSWAIN

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA – PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, STACEY CAMPBELL – CITY CLERK'S OFFICE, ARLENE COLEMAN – CITY CLERK'S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

SUBJECT:

Approval of the minutes of the March 25, 2004, Planning Commission Meeting

MOTION:

NIGRO – APPROVED – UNANIMOUS with Goynes and McSwain excused

MINUTES:

There was no discussion.

(6:01)

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

CHAIRMAN TRUEDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TMP-3530 - LOG CABIN RANCH UNIT 7 - APPLICANT: D.R. HORTON - OWNER: LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and McSWAIN excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

(6:11 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TMP-4010 - SOHO LOFTS CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 125 LOT CONDOMINIUM DEVELOPMENT, INCLUDING FIVE RETAIL UNITS on 0.69 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and McSWAIN excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

(6:11 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3904 - DEER SPRINGS/DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: JAMES R. TUCKER FAMILY TRUST - Request for a Tentative Map FOR A 96 LOT SINGLE FAMILY SUBDIVISION on 9.01 acres adjacent to the southeast corner of Grand Montecito Drive and Deer Springs Way (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and **McSWAIN** excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

(6:11 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-4051 - BROOKSBY OFFICE PLAZA - APPLICANT: REDROCK ENGINEERING - OWNER: RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY CORPORATION - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 2.67 acres adjacent to the northeast corner of Cheyenne Avenue and Campbell Road (APN: 138-08-401-010), U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and McSWAIN excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

(6:11 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-4058 - DURANGO/ELKHORN COMMERCIAL CENTER - APPLICANT: DIVERSIFIED INTERESTS - OWNER: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 4.00 acres adjacent to the southwest corner of Elkhorn Road and Durango Drive (APN: 125-20-101-008 and 009), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-3530], Item 2 [TMP-4010], Item 3 [TMP-3904], Item 4 [TMP-4051] and Item 5 [TMP-4058] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 3 [TMP-3904] as he is involved on a property adjacent to this site and McSWAIN excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, indicated that the applicant requested that Item 6 [TMP-4076] be brought forward for discussion.

(6:11 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-4076 - RIDGE TOP ESTATES - APPLICANT: R L HOMES - OWNER: DARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres adjacent to the south side of Alexander Road, approximately 330 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – APPROVED subject to conditions and amending Condition 3 as follows:

3. All perimeter walls, including a combination of retaining and screen walls, shall not exceed *ten feet* in height, measured from the base of the retaining wall. *All walls exceeding 10 feet shall provide a two foot offset per the Lone Mountain West Plan.*
- **UNANIMOUS** with **TRUESDELL** disclosed that he abstained on the zoning and site plan review because an agent in his office resides adjacent to this site; therefore he would be abstaining from voting on this item – **McSWAIN** excused

This is Final Action

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, explained that the proposed condition pertaining to wall height stated that the perimeter wall shall not exceed eight feet in

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 6 – TMP-4076

MINUTES – Continued:

height. For the past few days, staff has been working with the applicant and reviewed the Lone Mountain West Standards. Staff does not object to a change in a condition stating that no retaining wall shall exceed a height of 10 feet per the Lone Mountain West Plan. Anything over 10 feet requires an offset to break up the mass of the wall up to two feet where in other parts of the City it is four.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, agreed with the amended language.

(6:15 – 6:19)

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - PUBLIC HEARING - MSH-3850 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO EXTEND TULE SPRINGS ROAD SOUTH OF ELKHORN ROAD TO INTERSECT SKY POINTE DRIVE, Ward 6 (Mack).

SET DATE: 05/05/04

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 7 – MSH-3850

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, indicated that a letter was sent on behalf of the applicant requesting abeyance of Item 32 [GPA-4072] to May 13, 2004. MR. CLAPSADDLE did not object to the request.

CHAIRMAN TRUESDELL explained for REBECCA VanBLANKENSTEIN, 4008 Vegas Drive, that the only testimony taken would be on whether the items discussed should be held in abeyance.

LYNDA WASKOM, 4147 Pleasant Road, spoke regarding Items 42, 43 and 44 and asked that the items be heard tonight. She stated that the applicant has been in operation for 18 months and has had enough time to prepare for tonight's meeting. Several people arranged for childcare to be present at this meeting.

JANET FELLHAUER, 4056 Melody Lane, JOHN WAGNER, 4148 Pleasant Road, and PAUL TAYLOR, 4108 Vegas Drive, were present for Items 42, 43 and 44. MR. TAYLOR opposed the landscaping related to those items.

MR. CLAPSADDLE explained that the applicant's representative was not able to be present. Therefore, he would collect the names, addresses and telephone numbers of those people who came for Items 42, 43 and 44. He would make a copy and forward it to the applicant so that he can contact them. MR. CLAPSADDLE confirmed for CHAIRMAN TRUESDELL that this is the first request for abeyance for these items.

COMMISSIONER EVANS asked that representation be made that staff would attempt to have these items heard on May 27, 2004. MR. CLAPSADDLE indicated that he would notify the applicant to be prepared to make a presentation on May 27th Planning Commission meeting.

MS. FELLHAUER stated that at a meeting held by the applicant on March 30th, the applicant said that the owner would be present at tonight's meeting. CHAIRMAN TRUESDELL stated that staff will ensure that all the residents are informed and that the item will be heard on May 27th.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3833 - CITY OF LAS VEGAS - Request to amend the Master Plan Recreation Trails Element of the General Plan to revise the design standards for equestrian and multi-use equestrian trails, Ward 4 (Brown) and Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and **TABLE** Item 7 [MSH-3850], and **HOLD IN ABEYANCE** Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – **UNANIMOUS** with **GOYNES** and **McSWAIN** excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3933 - CITY OF LAS VEGAS - Request to amend the Master Plan Transportation Trails Element of the General Plan to add provisions for "connector trails" and to revise trail alignments to be consistent with the Regional Transportation Commission's "Non-Motorized Alternative Transportation Mode Master Plan." Wards: All.

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and **TABLE** Item 7 [MSH-3850], and **HOLD IN ABEYANCE** Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – **UNANIMOUS** with **GOYNES** and **McSWAIN** excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4013 - APPLICANT/OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY
- Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 2.5 acres located adjacent to the northeast corner of Bath Drive and Michelli Crest Way (APN: 126-24-701-003), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO –APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that there have been several rezoning for Cliff's Edge. This 2.5-acre remnant is being rezoned. A protest was received from a resident who does not like the street sign and objects to the zoning category being undeveloped. Staff believes the objection is due to confusion from the public hearing notice and not understanding the actual request.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 10 – ZON-4013

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaemper Bonner & Renshaw, 3800 Howard Hughes Parkway, stated that the request is to zone the property PD so that it can be developed in accordance with the approved plan.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:19 – 6:21

1-618

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Conformance to the Cliff's Edge Master Development Plan and Design Guidelines.

Public Works

3. Upon development of this parcel as a part of Cliff's Edge Master Development Plan, additional dedication and/or vacations of rights-of-way may be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.
4. Requirements for construction of street improvements on Bath Drive and Michelli Crest Way adjacent to this site shall be determined at the time of development of this site.
5. This site shall be included within the master sewer, drainage, and traffic studies for Cliff's Edge Master Development Plan and also within any additional design plans/studies submitted to the City of Las Vegas for review that include this parcel. The final design and conditions for this site within the Cliff's Edge Master Development Plan shall be determined at the time of approval of site-specific actions associated with this parcel.
6. Site development to comply with Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4073 - APPLICANT: SUMMIT ENGINEERING CORPORATION - OWNER: JAMES E. AND BEVERLY ROGERS - Request for a Site Development Plan Review FOR A 30,625 SQUARE FOOT AUTOMOBILE STORAGE GARAGE on 3.31 acres at 1608 Gragson Avenue (APN: 139-26-201-018), C-V (Civic) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and amending Condition 14 as follows:

14. Construct all incomplete half-street improvements, including appropriate overpaving, on Gragson Avenue and Fantasy Lane adjacent to this site concurrent with development of this site. *Also extend 2 lanes of access paving, consisting of 2 inches of asphalt concrete over existing earth, from the south edge of this site on Fantasy Lane southward to Washington Avenue concurrent with development of this site.* All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 11 – SDR-4073

MINUTES - Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this request is in conjunction with the automobile museum. Staff does not object to the request and the applicant has been working with DAVID GUERRA, Public Works Department, pertaining to Public Works Condition 14.

MR. GUERRA recommended that the second sentence of Condition 14 be amended to state: “Also extend 2 lanes of access paving, consisting of 2 inches of asphalt concrete over existing earth, from the south edge of this site on Fantasy Lane southward to Washington Avenue concurrent with development of this site.

AARON HAGGERTY, Summit Engineering Corporation, 1421 East Sunset Road, Suite #17, concurred with all conditions, as well as the amended condition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:21 – 6:23)

1-680

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. Only one advertising sign is permitted per sign face.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 11 – SDR-4073

CONDITIONS – Continued:

- by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4075 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY, INC. - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.83 acres adjacent to the northeast corner of Bradley Road and Racel Street (APN: 125-12-701-006), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read “The maximum building height shall be 2 stories or 35 feet, whichever is less”; Condition 9 to read “Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear”; and deleting Condition 10.

– UNANIMOUS with McSWAIN excused

This is Final Action

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 12 – SDR-4075

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

1-487

CONDITIONS:

Planning and Development

1. A 20-foot wide Equestrian Trail shall be provided along the Bradley Road frontage in conformance with the Recreational Trails Element of the 2020 Master Plan.
2. All lots must be a minimum of 20,000 square feet per Section 2.3.3 and Section 7.16 of the Iron Mountain Ranch Residential Planned Development Master Plan.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 12 – SDR-4075

CONDITIONS – Continued:

3. The four northern lots of the proposed development are limited to single-story development per Section 2.3.2 and Section 7.16 of the Iron Mountain Ranch Residential Planned Development Master Plan.
4. Guest Houses/Casitas shall be allowed in accordance with the conditions listed in Title 19.04.060, for the R-E (Residence Estates) zoning district.
5. The applicant shall meet all the architectural development standards of the Iron Mountain Ranch Design Guidelines Section 7.1, specifically by including 20% of the dwellings as a home model that combines single-story and two-story building forms.
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
7. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped May 19, 2004, except as amended by conditions herein.
8. The standards for this development shall include a minimum distance between dwellings of 20 feet and building height that shall not exceed two stories or 35 feet, whichever is less.
9. The setbacks for this development, excepting the two lots fronting on Unicorn Street, shall be a minimum of:

Front:

Garage Face:	25 Feet
Side Loading Garage:	20 Feet
Dwelling:	20 Feet
Side:	10 Feet
Corner Side:	15 Feet
Rear:	20 Feet

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 12 – SDR-4075

CONDITIONS – Continued:

10. The setbacks for the two lots fronting on Unicorn Street shall be a minimum of:

Front:

Garage Face:	35 Feet
Side Loading Garage:	30 Feet
Dwelling:	30 Feet
Side:	10 Feet
Corner Side:	15 Feet
Rear:	20 Feet

11. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect landscaping per the standards of Section 7.6.1 of the Iron Mountain Ranch Design Guidelines for the equestrian trail on Bradley Road.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones, in this development.
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. All walls and fences must be constructed with decorative materials in conformance with the Iron Mountain Ranch Design Guidelines. If built in conjunction with retaining walls, overall heights are limited to eight feet of vertical wall face as measured from the perimeter of the site. Walls in excess of this limitation must be terraced with a minimum of four feet clear horizontal separation between walls.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Dedicate 30 feet of right-of-way adjacent to this site for Bradley Road, 25.5 feet for Racel Avenue, 25.5 feet for Unicorn Street, a 15-foot radius on the northwest corner of Racel Avenue and Unicorn Street and a 15-foot radius on the northeast corner of Racel Avenue and Bradley Road.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 12 – SDR-4075

CONDITIONS – Continued:

18. Construct half-street improvements including appropriate overpaving if legally able on Bradley Road, Racel Street, and Unicorn Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
19. If not constructed extend public sewer in the Unicorn Street alignment to the northern edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
20. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
22. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 12 – SDR-4075

CONDITIONS – Continued:

23. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-4021 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JEANNE LEVY FAMILY TRUST - Required One Year Review of an approved Special Use Permit (U-0107-90) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2921 West Sahara Avenue (APN: 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – DENIED – Motion carried with STEINMAN voting No and McSWAIN excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that this is a required one-year review of the use permit. Staff's recommendation is for denial because staff and the Planning Commission have consistently recommended denial of this particular billboard. The main objection is that it does not meet the distance separation from residential uses. It is approximately 70 feet from residential where 300 feet is the standard. Therefore, staff recommended denial.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 13 – RQR-4021

MINUTES – Continued:

RON MOYER, Clear Channel Outdoor, 2880 Meade Avenue, Suite 300, disagreed with staff's recommendation of denial. The billboard was constructed in 1991 and the permit was issued in 1990. Since that time there have been no changes to the surrounding area and he would hope that the Commission not recommend this expensive valuable asset be removed.

ANDREW LEVY, 7800 Silver Plateau Avenue, appeared on behalf of the property owner. The billboard has been there for many years and the neighborhood has not changed. The owner tries to maintain a clean property and paints over the graffiti two to three times a month.

TODD FARLOW, 240 North 19th Street, agreed with staff's recommendation for denial. He opined that revenue generated from the billboard should be used to upgrade the property. There is only asphalt with no landscaping.

MR. MOYER responded that Clear Channel Outdoor makes every effort to remove the graffiti as soon as possible. In addition, there are three palm trees surrounding the billboard.

COMMISSIONER DAVENPORT asked to see pictures without the graffiti, to which RON CARTER, Clear Channel Outdoor, 2880 Meade Avenue, Suite 300, obliged.

COMMISSIONER NIGRO concurred with staff's recommendation and felt that the location is not appropriate for a billboard today.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:23 – 6:29)

1-757

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-4046 - APPLICANT: GARY AND GINA SHANKS - OWNERS: MACK SMITH, JR. AND BOOKER T. BURNEY - Request for a Special Use Permit FOR OPEN AIR VENDING at 1000 North Martin L King Boulevard (APN: 139-28-604-006), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read “The maximum building height shall be 2 stories or 35 feet, whichever is less”; Condition 9 to read “Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear”; and deleting Condition 10.

– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 14 – SUP-4046

MINUTES – Continued:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

1-487

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 14 – SUP-4046

CONDITIONS – Continued:

3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-4062 – APPLICANT/OWNER: SANTA FE STATION, INC. - Request for amendments to Master Sign Plans MSP-0008-01 and MSP-2881 FOR SIGNS ON THE MOVIE THEATRE ADDITION TO AN EXISTING HOTEL AND CASINO at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read “The maximum building height shall be 2 stories or 35 feet, whichever is less”; Condition 9 to read “Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear”; and deleting Condition 10.

– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES - Continued:

CHAIRMAN TRUESEDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 15 – MSP-4062

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

1-487

CONDITIONS:

Planning and Development

1. Conformance with the sign elevations and documentation as submitted in conjunction with this request.
2. All signage shall have proper permits obtained through the Building and Safety Department.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 15 – MSP-4062

CONDITIONS – Continued:

3. Any future amendments to the Master Sign Plan that are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

4. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-32-85 and all other subsequent site-related actions.
5. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4117 - APPLICANT/OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY
- Request for a Site Development Plan Review FOR A 120 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read “The maximum building height shall be 2 stories or 35 feet, whichever is less”; Condition 9 to read “Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear”; and deleting Condition 10.

– UNANIMOUS with McSWAIN excused

This is Final Action

MINUTES - Continued:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 16 – SDR-4117

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

1-487

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the submitted site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 16 – SDR-4117

CONDITIONS – Continued:

3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Landscape materials in the public rights-of-way along Hoover Avenue and Fourth Street shall conform to the Downtown Centennial Plan standards. A revised landscape plan showing conformance with these requirements shall be submitted to the Planning and Development Department prior to the issuance of a building permit.
4. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.
5. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
6. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.

Public Works

7. Site development to comply with all applicable conditions of approval for SUP-3352 and VAC-3409, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-4011 - APPLICANT/OWNER: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Request for a Petition to vacate a U. S. Government Patent Reservations generally located north of Elkhorn Road, west of Campbell Road, Ward 6 (Mack).

SET DATE: 05/05/04

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read “The maximum building height shall be 2 stories or 35 feet, whichever is less”; Condition 9 to read “Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear”; and deleting Condition 10.

– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES - Continued:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 17 – VAC-4011

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

1-487

CONDITIONS:

1. Development of these sites shall comply with all applicable conditions of approval for Site Development Plan Review SDR-2663 and all other applicable site-related actions.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 17 – VAC-4011

CONDITIONS – Continued:

4. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-4012 - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY - Request for a Petition to vacate a public sewer and drainage easement generally located west of Decatur Boulevard, north of Tropical Parkway, Ward 6 (Mack).

SET DATE: 05/05/04

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read “The maximum building height shall be 2 stories or 35 feet, whichever is less”; Condition 9 to read “Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear”; and deleting Condition 10.

– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES - Continued:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 18 – VAC-4012

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

1-487

CONDITIONS:

1. Prior to the recordation of an Order of Vacation, an alternate Public Drainage Easement and City of Las Vegas Sewer Easement shall be recorded at a location and design acceptable to the Department of Public Works.
2. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 18 – VAC-4012

CONDITIONS – Continued:

3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-4041 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Petition to vacate a Bureau of Land Management Right-of-Way Grant generally located east of Cliff Shadows Parkway, south of Gowan Road, Ward 4 (Brown).

SET DATE: 05/05/04

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041] subject to conditions and for Item 12 [SDR-4075] Condition 5 to read “The maximum building height shall be 2 stories or 35 feet, whichever is less”; Condition 9 to read “Setbacks for this development shall be 15 feet to the front of the house, 20 feet to the garage, 10 feet on the side, 15 feet on a corner side and 20 feet in the rear”; and deleting Condition 10.

– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES - Continued:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 19 – VAC-4041

MINUTES – Continued:

condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 7 [MSH-3850], Item 8 [GPA-3833], Item 9 [GPA-3933], Item 10 [ZON-4013], Item 11 [SDR-4073], Item 12 [SDR-4075], Item 13 [RQR-4021], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

DAVID CLAPSADDLE, Planning and Development Department, explained that the following items would need to be removed from the One Motion/One Vote list. Item 10 [ZON-4013], a protest letter was received; Item 11 [SDR-4073], the applicant wants to discuss Public Works' Conditions 14 and 15; Item 13 [RQR-4021], the applicant would like to discuss the item. As stated during the briefing, MR. CLAPSADDLE reiterated that Item 12 [SDR-4075] could be left in the One Motion/One Vote even though there were amended conditions because the applicant signed a letter concurring with the amendments. Additionally, letters have been received from the applicants stating that they agree to all conditions for Items 14, 15, 16, 17, 18 and 19.

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that on Item 16 [SDR-4117] the 4,000 square feet of retail should be corrected to 8,200 square feet of retail.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SDR-4075], Item 14 [SUP-4046], Item 15 [MSP-4062], Item 16 [SDR-4117], Item 17 [VAC-4011], Item 18 [VAC-4012] and Item 19 [VAC-4041].

(6:15 – 6:19)

1-487

CONDITIONS:

1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
2. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 19 – VAC-4041

CONDITIONS – Continued:

3. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) AND FOR A WAIVER TO ALLOW A 50 FOOT WIDE LOT WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the May 13, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

MOTION:

NIGRO – Motion to bring forward and **TABLE** Item 7 [MSH-3850], and **HOLD IN ABEYANCE** Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – **UNANIMOUS** with **GOYNES** and **McSWAIN** excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the May 13, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

MOTION:

NIGRO – Motion to bring forward and **TABLE** Item 7 [MSH-3850], and **HOLD IN ABEYANCE** Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – **UNANIMOUS** with **GOYNES** and **McSWAIN** excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 21 – SDR-3885

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:02 – 6:11)

1-80

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VARIANCE - PUBLIC HEARING - VAR-3902 - APPLICANT/OWNER: RICHARD AND JILL BURNS - Request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 25 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.46 acres on the northwest corner of Maggie Avenue and Coke Street (APN: 125-09-501-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at Planning Commission – Support with 10 signatures submitted by Andras Babero

MOTION:

GOYNES – DENIED – UNANIMOUS with TRUESDELL abstaining because of his relationship with MR. BABERO and McSWAIN excused

This is Final Action

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that the applicant is requesting home designs that are too large for the lots; therefore, staff recommended denial. The applicant could fit a home within the confines of their development.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 22 – VAR-3902

MINUTES – Continued:

ATTORNEY ANDRAS BABERO, 6741 West Alexander Road, submitted a support petition for the record signed by people who are interested in acquiring the homes. He explained that the property is adjacent to Floyd Lamb Park to the west and north, and a 20-foot drainage easement to the west and north. People will never be able to look into other homes because of the park's location. He emphasized that in May grass will no longer be planted. This development would be appropriate to cover the entire area with this type of development. Therefore, this will be a benefit and he suggested modifying the setback requirement.

MERLE COKE, 8325 Coke Street, stated that the person circulating the petition was offering a \$50 gift certificate at a restaurant for anyone who would sign the petition. He does not believe the signatures are valid if they were bought.

BEVERLY COKE, 8325 Coke Street, pointed out that she sent a letter objecting to the proposed project.

RICH HUGHES, 10503 Serrato Lane, indicated that he is a potential homebuyer who signed the petition, but was not offered a \$50 gift certificate. He asked the Commission to approve the request.

RON THOMAS, 7745 Maggie Avenue, stated that people who reside in the immediate area did not sign the petition. He objected to the Variance request because of the density. The development should be consistent with what exists in the adjoining areas. This is a Rural Preservation District and the proposed large homes with a five-foot backyard are not appropriate.

DAVID CURBER, 8445 South Las Vegas Boulevard, remarked that he reserved a lot in this development and supports the project. The project will provide a larger backyard and he does not see the need for a 30-foot front yard.

ATTORNEY BABERO noted that he is not aware of any gift certificate being offered and the petition is legitimate and it should be considered. He clarified that the applicant is not proposing a five-foot backyard. The setback reduction is not for five feet, but simply to accommodate the proposed homes. On the overhead he showed a design depicting the proposed home. The largest home is 4999 square feet and the smallest is 2800 square feet. The homes will have a side-load garage for better aesthetics. He reiterated that the park surrounds the property and the Variance request is not unreasonable and in this instance it is necessary.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 22 – VAR-3902

MINUTES – Continued:

COMMISSIONER DAVENPORT commented that the back fence would be five feet from the back of the house. ATTORNEY BABERO responded that there will be a 25-foot setback from the property to the back of the house on certain lots. COMMISSIONER DAVENPORT noted that the map provided by staff depicts that the smallest home, including the garage, is 5,000 square feet, with one being 5,142 as the maximum. ATTORNEY BABERO reiterated that the largest model is 4,999 square feet and the smallest is approximately 2800 square feet. He added that at this time they are not selling any homes, but simply taking reservations.

COMMISSIONER NIGRO pointed out that the plans were not provided within the backup depicting homes on the lot. COMMISSIONER DAVENPORT emphasized his reservations about this application. He did not understand why the applicant could not figure out how to put 2800 square feet on 20,000 square feet and not need Variances. ATTORNEY BABERO rebutted that the engineering company did not take that into consideration when it was plotted. He opined that the point of a Variance is to prohibit others from looking into other people homes. There is a situation, in this instance, where self imposed or not, could be allowed because there are no homes that will be affected.

COMMISSIONER DAVENPORT stated that he could not support the Variance because a home could fit in a 20,000 square foot lot without the need for a Variance. The hardship is self-imposed.

COMMISSIONER GOYNES pointed out that Title 19.18.070 clearly states that extraordinary and exceptional conditions have to be shown. The important point to note is the precedent that the Commission might set and being consistent about allowing these Variances. However, the hardship is self-created. ATTORNEY BABERO remarked that this property is unique because is surrounded by the park to the north and to the west. There is no other property bordering on two sides by a park and on the other by a wash. Secondly, permits have already been issued and it would make it extremely difficult.

COMMISSIONER STEINMAN stated that the issue is self-created. ATTORNEY BABERO responded that one home would be 4,205 square feet; a perimeter home and one to the northwest will be 4,999 square feet. The rest will be 2800 square feet. The plan is to accommodate as much as possible and to reduce the setback 25 feet to the rear and 25 feet to the front.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 22 – VAR-3902

MINUTES – Continued:

COMMISSIONER EVANS pointed out the site plan does not show the 2800 square foot home. It only shows the blocks for the various lots with the maximum square footage. He concurred with the other Commissioners that there could be other ways to comply with the code without requesting the Variance. The site is overbuilt.

VICE CHAIRMAN NIGRO was uncomfortable with conceptual designs. He would like to see exactly where the setbacks will be and was uncomfortable granting a blanket Variance that could apply to every lot. It is premature to be discussing the homes. ATTORNEY BABERO rebutted that no homes have been sold nor can they be sold. There will be approximately six different models. It would be illogical for any developer to put 4,999 square foot houses on every single lot. In this instance, it is not known what will go on a particular lot until someone reserved the lot.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:34 – 6:57)

1-1156

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3898 - APPLICANT/OWNER: LUZ MARIA MEDRANO - Request for a Site Development Plan Review FOR A SEVEN UNIT MULTI FAMILY DEVELOPMENT AND WAIVERS OF THE 10 FOOT WIDE PERIMETER LANDSCAPE PLANTER on 0.29 acres at 1404 North 23rd Street (APN: 139-26-508-007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**NIGRO – APPROVED subject to conditions and deleting Condition 1 and 2
– UNANIMOUS with McSWAIN excused**

To be heard by the City Council on 5/19/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that the applicant is submitting a design that will conform to Title 19 and the landscape standards. Therefore, staff recommended approval. He recommended that Condition 1 and 2 be removed, as they have fulfilled the design requirements.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 23 – SDR-3898

MINUTES – Continued:

LUZ MARIA MEDRANO concurred with staff conditions. DAVID CLAPSADDLE, Planning and Development Department, added that staff has been working with the applicant and staff was able to see the project and implement the conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:57 – 6:55)

1-2025

CONDITIONS:

Planning and Development

1. A revised site plan that will show the location of one handicap parking space and a roofed and gated trash enclosure shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A revised landscaping plan that will show 24-inch box trees in a six-foot wide buffer around the perimeter of the site along the north, rear and south sides, beginning and ending at the edge of the front parking lot. The area between and behind the buildings shall also be landscaped using similar materials as the perimeter. For each 24-inch box tree 4- 5 gallon and 4- 1 gallon shrubs are required.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped April 22, 2004, except as amended by conditions herein.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
Item 23 – SDR-3898

CONDITIONS – Continued:

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any interior property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Exterior walls can also use wrought iron panels with decorative pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. No turf shall be permitted in the non-recreational common areas, medians and amenity zones in this development.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Construct all incomplete half-street improvements on 23rd Street adjacent to this site concurrent with development of this site.
14. Landscape and maintain all unimproved rights-of-way on 23rd Street adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the 23rd Street public right-of-way adjacent to this site prior to occupancy of this site.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-4042 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 3.88 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 24 [GPA-4042], Item 25 [ZON-4043], Item 26 [SUP-4045] and Item 27 [SDR-4060].

KYLE WALTON, Planning and Development Department, explained that the proposed Office use is an appropriate transition between heavily trafficked intersection and the public facility to the west. The zoning is in keeping with the Office use. The drive-through request is in close proximity to residences, but the proposed landscape buffer would shield the drive-through from the residential uses west of this site. MR. WALTON also stated that the applicant requested changes on Conditions 7 and 8 of the Site Plan Review.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 24 – GPA-4042

MINUTES – Continued:

TIM MAY, 175 Carlsmith Camerons, appeared on behalf of the applicant and concurred with all conditions with the exception of Condition 4 of the site plan. The applicant agrees to provide additional trees, but asked that it not be Mondale Pines. Due to security reasons, he asked that it be a trunk tree.

MARK COLLINS, 9308 Fresh Spring Drive, resides across from the proposed development and expressed concern about the height of the building and the proposed sign. CHAIRMAN TRUESDELL verified with MR. MAY that the building would be single-story with parapets.

SHARON COLLINS, 9308 Fresh Spring Drive, asked if there will be a monument sign. DAN HOLT, Nevada State Bank, 750 East Warm Springs Road, replied that it would be a pylon sign as allowed by Code. MR. WALTON added that the maximum height would be 16 feet. MR. HOLT continued by stating that the sign is designed as a rectangular panel with two supports at each end. The sign will be located at the corner of Fort Apache Road and Cheyenne Avenue. It will be of low intensity light and will not affect the adjacent residents.

COMMISSIONER EVANS commented that the applicant brought up a legitimate issue about security regarding the type of tree. He asked that staff work with the applicant on the intention of the screening and at the same time deal resolve the security issues. MR. MAY replied that screening along the west property line will be provided with Mondale Pines. MR. WALTON suggested that Condition 4 be amended to refer only to Mondale Pines. He also suggested that the last sentence of Condition 8 be changed to four five-gallon and four 1-gallon shrubs along the west side property lines, and along the rights-of-way of the entire parcel. MR. MAY reiterated that the homeowners association to the west was concerned what would be against their property; thus, they a buffer will be provided to screen those residences. MR. HOLT asked that a canopy tree is needed near the drive through to prevent somebody from hiding behind it. MR. MAY asked that the word “Mondale Tree” be removed and replaced with “a suitable tree” for the drive through. COMMISSIONER EVANS asked that staff work with the applicant in finding suitable language to meet the needs of both staff and the applicant.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 24 [GPA-4042], Item 25 [ZON-4043], Item 26 [SUP-4045] and Item 27 [SDR-4060].

NOTE: All discussion for Item 24 [GPA-4042], Item 25 [ZON-4043], Item 26 [SUP-4045] and Item 27 [SDR-4060] was held under Item 24 [GPA-4042].

(6:55 – 7:13)

1-2128

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4043 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), Ward 4 (Brown).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSwain excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 24 [GPA-4042] for all related discussion.

(6:55 – 7:13)

1-2128

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-4042) to an O (Office) land use designation approved by the City Council.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 25 – ZON-4043

CONDITIONS – Continued:

2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-4060) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, 50 feet for Fort Apache Road, and a 54-foot radius at the northwest corner of Cheyenne Avenue and Fort Apache Road prior to the issuance of any permits.
5. Construct half-street improvements on Cheyenne Avenue and Fort Apache Road adjacent to this site concurrent with development of this site. Also complete the traffic signal system on the northwest corner of Cheyenne Avenue and Fort Apache Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. If not already constructed at time of development, extend sanitary sewer past the northern boundary of this site in Fort Apache Road to a location and depth acceptable to the City Engineer concurrent with development of this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 25 – ZON-4043

CONDITIONS – Continued:

may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

8. AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-4045 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH TO BE LOCATED ON PROPERTY ADJACENT TO A RESIDENTIAL USE on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue and Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office)], Ward 4 (Brown).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSwain excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 24 [GPA-4042] for all related discussion.

(6:55 – 7:13)

1-2128

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 26 – SUP-4045

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Financial Institution with Drive-Through use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4043) and Site Development Plan Review (SDR-4060).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. A Waiver is granted to allow drive-throughs on property adjacent to residential uses and without separation from residential properties by an intervening building.
6. Drive-throughs shall not have access to local residential streets.
7. Stacking lanes for drive-through service windows shall accommodate at least six cars per lane, and shall be screened per Title 19.12.040 (C).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4060 - APPLICANT: NEVADA STATE BANK - OWNER: SIDNEY & PAULA FRY FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL WITH DRIVE THROUGH AND FOR A WAIVER OF THE PARKING LOT LANDSCAPING REQUIREMENTS on 3.00 acres adjacent to the northwest corner of Cheyenne Avenue an Fort Apache Road (APN: 138-07-801-011), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office)], Ward 4 (Brown).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and deleting the words “Mondale Pines or other suitable screen tree” and replace with “(24-inch box trunk-type canopy tree)” in Condition4; amending Condition 7 by inserting the words “pad site and associated landscape and parking areas” after the words “future office building”; and amending the last sentence of Condition 8 to state “four five-gallon and four 1-gallon shrubs along the west side property lines, and along the rights-of-way of the entire parcel”

– UNANIMOUS with McSwain excused

To be heard by the City Council on 5/19/2004

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 27 – SDR-4060

MINUTES:

NOTE: See Item 24 [GPA-4042] for all related discussion.

(6:55 – 7:13)

1-2128

CONDITIONS:

Planning and Development

1. A Rezoning ZON-4043) to an O (Office) Zoning District and a Special Use Permit (SUP-4045) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped May 19, 2004, except as amended by conditions herein.
4. The site landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to provide additional trees (Mondel Pines or other suitable screen tree), spaced minimum of fifteen feet (15') on center in the five-foot wide landscape planter between the parking area and drive through teller/ATM lanes.
5. Noise, including beeping sounds from ATM teller services and bank teller/customer transactions (conversations) shall not be audible from the west (residential) property line.
6. The northern portion of the subject parcel shall be subject to a Site Development Plan Review.
7. Paving is required for the entire site, with the exception of the proposed future office building, which shall be covered with a suitable material in order to mitigate dust. If access is to be provided via Fort Apache Road to the Nevada State Bank site, then the access drive must be paved.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect parking lot landscape finger islands and the provision of the minimum required 24-inch box trees spaced 20 foot on center with four 5-gallon and four 1-gallon shrubs along the side and rear property lines, and along the rights-of-way for the entire parcel.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 27 – SDR-4060

CONDITIONS – Continued:

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building, including the bank teller and ATM drive-through. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. New condition: “Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.”
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west and north boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 27 – SDR-4060

CONDITIONS – Continued:

18. A recorded Joint Access Agreement between this site and the adjoining proposed future parcel to the north shall be provided when the future parcel is created.
19. Landscape and maintain all unimproved rights-of-way on Cheyenne Avenue and Fort Apache Road adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Cheyenne Avenue and Fort Apache Road public rights-of-way adjacent to this site prior to occupancy of this site.
21. Site development to comply with all applicable conditions of approval for ZON-4043 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-4044 - APPLICANT: NEVADA POWER COMPANY - OWNER: BUREAU OF LAND MANAGEMENT - Request to amend a portion of Map 10 of the Centennial Hills Sector Plan TO REALIGN POWERLINE CORRIDORS WITHIN THE CLIFF'S EDGE MASTER PLAN AREA, Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the request will allow for a more orderly development of Cliffs Edge. Secondly, the power line corridor will be incorporated into the trail system as it goes down Grand Teton. Staff recommended approval.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 28 – GPA-4044

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaemper Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the master developer together with CALVIN CHAMPLIN of the Cliffs Edge community. This is a joint application with the Nevada Power Company to move the alignment off of Farm Road onto Grand Teton Drive. Its current alignment, not only conflicts with future residential, but with a park and an elementary school sites. ATTORNEY FIORENTINO concurred with all staff's recommendations.

COMMISSIONER EVANS asked if the alignment is to accommodate the power lines and poles and if there are any provisions they will be placed underground. ATTORNEY FIORENTINO replied they will be above ground. They are high transmission lines and they will be incorporated in multi-use trails in both instances.

CRAIG DAVIS, 9373 Arrowhead Bluff Avenue, did not object to the applicant's proposal, but asked that they continue down Grand Canyon. Originally they were to go all the way down Farm Road, but they are meandering around the Focus property.

JEWEL PECK, 9392 Arrowhead Bluff Avenue, stated that the 150-foot transmission lines will be in her backyard. She supported the applicant's request, but asked that they be removed from Farm Road and placed down Grand Teton Drive, as originally planned. Nevada Power Company is willing to move them for major developers, but not for the existing residents.

PETER and MARGARET NAPTHINE, 9367 Arrowhead Bluff Avenue, concurred with the previous speaker's comment and added he learned about the proposed power lines after he moved into his home. Nevada Power should consider moving the power lines for the residents of this area as well.

MICHAEL SPURGIN, 9388 Arrowhead Bluff Avenue, stated that the request is to move the power lines from the existing Farm Road corridor to Grand Teton Drive. All of the speakers happen to reside on Farm Road. The lines would be better served continuing down Grand Teton Drive. He asked that the item be held in abeyance for further negotiations with the homeowners and that Nevada Power Company consider moving them from Farm Road and continue down Grand Teton Drive.

MARK BARRIER, 9395 Arrowhead Bluff Avenue, agreed with his neighbors' comments and stated he is considering selling his home because of the power lines. He asked that the power lines be realigned.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 28 – GPA-4044

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked if the power lines will be placed along the trail system.

ATTORNEY FIORENTINO clarified that the request is to move the approved power line alignment on Farm Road to Grand Teton Drive. He does not disagree with the residents' comments, but the applicant does not have any control over that. The applicant is trying to avoid that exact situation. He believes it is difficult for Nevada Power to move those lines because of engineering and right-of-way issues. However, approving this request will not impact those residents.

COMMISSIONER STEINMAN verified with ATTORNEY FIORENTINO that a vacant land along the new alignment is owned by the Bureau of Land Management (BLM) and is planned for a trail. Everything north of the trail is all BLM land. This is an opportunity to appropriately plan because the master plan has not been done yet. He also verified that people will eventually buy knowing the existence of the power lines.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:13 – 7:26)

1-2793

CONDITIONS:

Public Works

1. Meet with the Flood Control Section of the Department of Public Works to coordinate the location of overhead power corridors and underground conduit locations to minimize potential conflicts with the proposed Clark County Regional Flood Control District drainage facility located at the intersection of Grand Teton Drive and Hualapai Way prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Comply with recommendations made by the Flood Control Section and Clark County Regional Flood Control District.
2. Coordinate with the City of Las Vegas Department of Public Works regarding locations of proposed roadway intersections so that power poles may be located to maintain sight visibility and to account for variations in roadway width where 80-foot or 100-foot rights-of-way intersect 100-foot rights-of-way (Clark County Uniform Standard Drawings 201.1 and 234.1). Power pole foundations shall be located to avoid future traffic signal infrastructure/equipment. Overhead power lines shall be designed to maintain clearance

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 28 – GPA-4044

CONDITIONS – Continued:

with future street lights, traffic signal luminaries, and traffic signal mast arms as set forth by the National Electrical Safety Code section on clearance requirements for construction and maintenance. Clearances shall be designed without deviating from standard heights for streetlights and traffic signals as set forth in Clark County Uniform Standard Drawings. Should traffic barriers be deemed necessary, such barriers shall be provided and installed by Nevada Power upon request by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-4063 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO – DENIED – Motion for approval failed with TRUESEDELL abstaining because the notification radius involves Timberlake and it affects a property owner that he represents, but with no economic value, EVANS voting No and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 29 [GPA-4063], Item 30 [SUP-4065], and Item 31 [SDR-4064].

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 29 – GPA-4063

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, indicated that the single-family homes and the R-CL to the north are approximately 4500 square feet in area. The R-PD6 lots to the northeast corner are in the 6500 square foot range. Staff recommended denial of the General Plan based on the concern of the continuing loss of mixed use and commercial properties to residential property. If this would be converted to residential, then the parcel to the south would be also, as well as the lot to the corner. The site plan for the 310-unit condominium project meets all the standards of Town Center and of the Code, in terms of parking, landscaping and building height. MR. CLAPSADDLE outlined some of the conditions to be complied with, if the application is approved. The fence along the north property line should be constructed of wrought iron. The multi-use trail needs also to be shown along the east property line and the site plan would need to be amended whenever the applicant applies for the civil plans. Pedestrian access to the trail is required and a redesign needs to be submitted showing the pedestrian access from this project to the trails. The applicant needs to meet with fire protection and obtain a master streetlight plan. The proposed condominium project is proposed in the wrong place. Staff recommended denial of all applications.

ATTORNEY JENNIFER LAZOVICH, Kummer, Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Pulte Homes. She explained that the project is located along US95, Sky Pointe Drive, and Cimarron Road. There are homes along the east and north boundaries, and she has met with members of those communities. Approximately 18 people attended the neighborhood meeting, and the overwhelming response was they would rather see residential than commercial. Contrary to staff's contention that this project would reduce commercial in Town Center, she opined that residential is more appropriate in this location because most of the commercial is coming across US95. She pointed out that once the regional mall is approved, it will be placed across from the proposed project. A lot of commercial tends to locate near off ramps and the proposed project is not near an off-ramp. If there were to be commercial, it would make sense to have the access come on to Sky Pointe Road. However, Sky Pointe Road is too narrow, thus putting traffic on to Cimarron Road.

ATTORNEY LAZOVICH reiterated that the neighbors were pleased to see residential. She presented elevations depicting one, two and three bedroom units, all with a garage. The project exceeds the open space requirement by two acres. The building height will not exceed 35 feet, but they will buffer the homes on the north boundary by pulling away the condos so that there will be an internal circulation. There will be a trail along the northern boundary and along the east side along Cimarron Road. She asked that a condition be imposed that a wrought iron fence be placed along the north and east property boundary. The neighbors did not want an alley effect created to their ground property wall.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 29 – GPA-4063

MINUTES – Continued:

TODD FARLOW, 240 North 19 Street, stated that the proposed project does not fit with the concept of Town Center. Gated communities are an oxymoron. There should be more mixed use developments and have residential above commercial. Residents from the proposed projects will not be able to walk to stores because of the freeway.

JAMES MANNING, 8117 Esperides Avenue, stated that his home borders on the north side of the proposed project. His concern is that the trail will create an alley effect. It should be properly lit and open enough as not to create hiding areas. Putting condominiums at this location will add to the existing traffic. Currently, it is difficult to access US95 and the traffic flow should be improved.

AL LONG, 8017 Esperides Avenue, stated he attended the neighborhood meeting and prefers condominiums than commercial. However, he is concerned about the trail system. He understands the applicant will provide landscaping along the perimeter wall for screening. He asked if the applicant will provide a wrought iron fence, low density lighting and whether the project will be paved. He asked if the City will be incorporating a maintenance plan or will the homeowners association be responsible for the maintenance of the trails.

ELIZABETH MANNING, 8117 Esperides Avenue, did not oppose the condominiums, but expressed concern about the trail system. Children might use the trail to jump over the walls along the trail.

ATTORNEY LAZOVICH replied that they intentionally put all the traffic onto Sky Pointe Drive to mitigate the traffic situation. The trails located on the north boundary, in terms of what the Town Center requirements are, is a 24-foot wide trail with a 10-foot wide path and five feet of landscaping on either side. She was not aware of the specific concerns that the neighbors had, but it appears they do not want the trails, yet under the Town Center Standards the developer is required to provide the trails. She believes the homeowners association would maintain the landscaping within the trail area.

ROBERT GENZER, Director, Planning and Development Department, explained that that particular trail is a requirement of the Trails Element of the 2020 Master Plan. To change the trail alignment, whether to relocate or completely eliminate it, would take an amendment to the master plan for that particular element. It is a section of a much larger trail. In order to move it, staff would have to look at the entire area and determine if there was any place else that it could be moved. Staff will research this issue before this item goes to City Council. He verified for VICE CHAIRMAN NIGRO that the trail would be required even for an office complex.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 29 – GPA-4063

MINUTES – Continued:

COMMISSIONER STEINMAN stated that he does not find the Town Center concept conducive to walking from residential. There is an abundance of existing commercial on the other side of the freeway, and if the regional mall is developed into that area, there will be additional commercial. More applications are moving from the commercial designation to residential due to the value of land, as it relates to residential land in the Valley. He believes this is a proper use given the fact of the existing commercial and what might be developed as commercial on the other side of the freeway.

COMMISSIONER EVANS pointed out that consideration should be given to what the Town Center goal is at its build out. He felt that a substantial portion of the Town Center Plan was to be pedestrian oriented, but that has not been the case. Each application should be looked individually and decided on its own merit. A tremendous amount of time was spent on developing a plan that is meaningless if each and every time an application comes forward a just cause is found to approve that application. He believes there is some merit to the application, but approving it will destroy the integrity of the Town Center concept.

VICE CHAIRMAN NIGRO commented that the Town Center Plan has a great deal of integrity, but in certain instances, a look needs to be taken at the surrounding uses and where property lines fall. When a site like this comes forth that has residential on a couple of sides and has limited access because of its irregular shape and fronts onto one road that parallels the freeway, he is not sure if those neighbors around this site will be best served by zoning it commercial. He opined that on this particular site, it represents a decent compromise given the circumstances that surround it. Applications need to be looked at individually with specific circumstances.

MR. CLAPSADDLE clarified that Condition 2 of Item 31 [SDR-4064] requires that the fence wall on the north property line has to be of wrought iron and provide pedestrian access, which will alleviate some of the concerns raised by the residents about the creation of an alley effect. The trail is a 10-foot sidewalk with landscaping on both sides. ATTORNEY LAZOVICH commented that they were required to provide the trail on the east boundary and asked that Condition 2 be amended to include the fence along the north and east property line be wrought iron. MR. CLAPSADDLE requested that the condition not be changed because he would like to discuss that with the applicant.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 29 – GPA-4063

MINUTES – Continued:

DEPUTY CITY ATTORNEY BRYAN SCOTT advised that the Commission approve the site plan and include the wrought iron in the location where the applicant and staff agree with, and then work with the applicant on any additional issues relative to the wrought iron and the trail.

COMMISSIONER STEINMAN moved to approve Item 31 [SDR-4064] and directed staff to work with the applicant regarding the fencing along the east property line.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 29 [GPA-4063], Item 30 [SUP-4065], and Item 31 [SDR-4064].

NOTE: All discussion for Item 29 [GPA-4063], Item 30 [SUP-4065], and Item 31 [SDR-4064] was held under Item 29 [GPA-4063].

(7:26 – 7:55)
1-3471/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-4065 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because the notification radius involves Timberlake and it affects a property owner that he represents, but with no economic value, EVANS voting No and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 29 [GPA-4063] for all related discussion.

(7:26 – 7:55)

1-3471/2-1

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 30 – SUP-4065

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2123), and Site Development Plan Review (SDR-4064) and all other subsequent site-related actions.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The private streets shall be subject to Title 19.04.050(B) for Private Streets and to Section E.G. of the Town Center Development Standards Manual.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Consideration must be given to previously approved grading plans and drainage studies, where such plans exist, to assure minimum impact to existing and future developments in the surrounding area.

Public Works

6. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2123, Site Development Plan Review SDR-4064 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4064 - APPLICANT: PULTE HOMES - OWNER: LAURA SOMMER - Request for a Site Development Plan Review FOR A 316 UNIT CONDOMINIUM DEVELOPMENT on 20.73 acres adjacent to the east side of Sky Pointe Drive, approximately 1,100 feet north of Cimarron Road (APN: 125-21-202-002 and 003), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – APPROVED subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining because the notification radius involves Timberlake and it affects a property owner that he represents, but with no economic value, **EVANS** voting No and **McSWAIN** excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 29 [GPA-4063] for all related discussion.

(7:26 – 7:55)

1-3471/2-1

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 31 – SDR-4064

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. The fence along the north property line shall be constructed of wrought iron.
3. A multi-use trail shall be provided along the east property line. The trails along the east and north property lines shall be designed and constructed in compliance with the Trails Element of the 2020 Master Plan.
4. Approval of Special Use Permit (SUP-4065) to permit a gated community with private streets on this site.
5. Provide centrally located pedestrian access to the trail along the north property line and the trail along the east property line.
6. The maximum building height shall conform to the Residential Adjacency Standards and shall not exceed 2 stories or 35 feet, whichever is less.
7. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 31 – SDR-4064

CONDITIONS – Continued:

13. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
14. All City Code requirements and design standards of all City departments must be satisfied except as amended by conditions herein.

Public Works

15. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2123 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: O (OFFICE) AND GC (GENERAL COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and **TABLE** Item 7 [MSH-3850], and **HOLD IN ABEYANCE** Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – **UNANIMOUS** with **GOYNES** and **McSWAIN** excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 32 – GPA-4072

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, indicated that a letter was sent on behalf of the applicant to hold in abeyance Item 32 [GPA-4072] to May 13, 2004. MR. CLAPSADDLE did not object to the request.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

1-80

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

GPA-4078 – APPLICANT/OWNER: QUALITY HOMES - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 33 [GPA-4078] and Item 34 [ZON-4080].

KYLE WALTON, Planning and Development Department, explained the site is surrounded by lands designated in the Centennial Hills Sector Plan as Desert Rural Land Uses. This site and the surrounding area to the east meet the criteria of a Rural Preservation Neighborhood. The application for Office use is not compatible with the very low-density rural residential uses that are protected by State law at their current densities. Therefore, staff recommended denial.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 33 – GPA-4078

MINUTES – Continued:

ATTORNEY ANDRAS BABERO, 6741 West Alexander Road, explained that the site has two dilapidated structures. The rear wall is being used as a palate for graffiti. The proposal is to develop the site with two medical office buildings to be used for billing purposes. A meeting was held with the neighbors and everyone agreed with the use.

ROBERT GENZER, Director, Planning and Development Department, indicated that since a site plan is not involved with these applications, the discussion should be confined only to the General Plan and the Zoning.

ATTORNEY BABERO recognizes that the surrounded uses are residential, but some of the surrounding areas are zoned C-1, C-V, P-R, and residential uses on both sides of Rainbow Boulevard. Residents immediately to the rear support this particular use because they do not like to see small homes on 2.86 acres. They would like something that would have less of an impact on the neighborhood. He believes that the applicant can provide a better landscaping buffer and a less intense use. He mentioned that one neighbor asked that speed bumps be installed and he would be amenable to providing those, if the Commission approves.

JOHN MARKIN, 6700 Willow Lake Court, resides across from the subject property and stated that commercial needs to stop at Atwood Avenue. The surrounding areas are designated rural. The increased traffic will be an impact on the school zone. Homes can be built at this site similar to those found on the cul-de-sac facing this site. MR. MARKIN pointed out that this property was once requested for a convalescent care facility and a medical building, but the residents objected to both applications.

MARIANNE ROBBINS, 6800 Atwood Avenue, opposes any commercial development on this property.

TODD FARLOW, 240 North 19th Street, concurred with MR. MARKIN'S comments.

RICK BERNI, 6701 Buckskin Avenue, supports this development because the area needs to be improved. Rainbow Boulevard is a heavily traveled road with a school zone and it would be very dangerous to put residences on this site with driveways exiting on Rainbow Boulevard. The applicant proposes to develop the property with an aesthetically pleasing building and asked that it be for daytime business only; the alternative would be to have an existing old barn with graffiti. The City installed a fence around the property to keep people from dumping trash on the property.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 33 – GPA-4078

MINUTES – Continued:

ELDON GRAUBERGER, 6701 Lost River Court, appeared in opposition and stated that three previous requests were submitted to develop this property, but the residents objected the requests. One of the proposals was for seven homes with access on Buckskin Avenue.

LINDA RODRIGUEZ, 6704 Shallow Creek Court, adamantly opposed to commercial on this property. Homes could be constructed on this site.

LINDA MARKIN, 6700 Willow Lake Court, opposed the project because the land should be used for homes. A commercial development would create additional traffic impacting the nearby school.

ANTONETTE SNYDER, 6690 Atwood Avenue, resides adjacent to the subject property and has dealt with the blight for nine years. She would like to see the property developed with something aesthetically pleasing.

LONI INCLON resides adjacent to the site and asked that something be developed to improve the property.

MR. BERNI pointed out that homes are not feasible on this site because they would end up being on five or six thousand square foot lots. The proposed commercial development is the best plan for this site.

ATTORNEY BABERO rebutted that the petition one resident referred to was for a different application. Only one person attended the neighborhood meeting. The applicant is trying to alleviate the blight with two new medical buildings that will benefit the neighborhood. There will not be any lighting spilling into the residents' backyards.

COMMISSIONER GOYNES asked ATTORNEY BABERO what process regarding the distance requirement he followed to schedule a neighborhood meeting. ATTORNEY BABERO replied that the names were provided by Planning staff. COMMISSIONER GOYNES commented that he does not see any other compatible zoning, even though there is Service Commercial to the south of Atwood Avenue. However, commercial is south of Cheyenne Avenue and Rainbow Boulevard cutting off at Atwood Avenue. This would set a precedent. Responding to the issue of a protest petition, COMMISSIONER GOYNES pointed out that MR. MARKIN was trying to establish a pattern over the years that no matter what type of development came at this location, the residents objected to anything other than Desert Rural designation. This area should remain consistent. Neighborhood Services should be contacted requiring the property owner clean the property and remove the graffiti.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 33 – GPA-4078

MINUTES – Continued:

ATTORNEY BABERO rebutted that the property owner has and will continue to clean the property. He reiterated that the site is not appropriate for residential homes.

COMMISSIONER EVANS indicated that two years ago staff, the Planning Commission and the City Council denied an application for an office use at this site. The site is surrounded by residential on all sides. He pointed out that a portion of this application is within the Rural Preservation Neighborhood and asked DEPUTY CITY ATTORNEY SCOTT what limitations does the Commission have in this regard. DEPUTY CITY ATTORNEY SCOTT replied that in accordance with NRS 278.0177, which defines the Rural Preservation Neighborhood, within the RPN the Commission would be prohibited from zoning it any greater than two residential dwelling units per acre. If it were in the RPN buffer area, which is the 330 feet outside of the RPN, the Commission would be allowed to go up to three dwelling units per acre, but could go to a greater zoning if there was just cause. COMMISSIONER EVANS felt the blight is not the issue because it can be rectified regardless of the zoning and the General Plan.

MR. WALTON clarified that the subject site and the four lots to the east of it are considered Rural Preservation area and the buffer referred to encompasses the area around it. VICE CHAIRMAN NIGRO verified that until May 31, 2004, it technically would be a violation of State law to approve it. DEPUTY CITY ATTORNEY SCOTT added that even after that time, the compatibility issues would need to be considered and decide whether commercial or office is compatible.

VICE CHAIRMAN NIGRO questioned the appropriateness of considering approval without a site plan to look at specific and detailed issues regarding ingress and egress. Therefore, he could not support the applications.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 33 [GPA-4078] and Item 34 [ZON-4080].

NOTE: All discussion for Item 33 [GPA-4078] and Item 34 [ZON-4080] was held under Item 33 [GPA-4078].

(7:55 – 8:21)

2-863

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-4080 – APPLICANT/OWNER: QUALITY HOMES - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 2.87 acres adjacent to the southeast corner of Rainbow Boulevard and Buckskin Avenue (APN: 138-11-401-001), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 33 [GPA-4078] for all related discussion.

(7:55 – 8:21)

2-863

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) AND UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

STEINMAN – ABEYANCE to 5/13/2004 Planning Commission – UNANIMOUS with TRUESELL and McSWAIN excused

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 35 [GPA-4079], Item 36 [ZON-4084] and Item 37 [SDR-4088].

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 35 – GPA-4079

MINUTES – Continued:

KYLE WALTON, Planning and Development Department, explained that if approved, the General Plan Amendment would allow for commercial to be lost within the heart of Town Center. Commercial and residential is allowed as a mix in the UC-TC District. Therefore, staff recommended denial on the General Plan Amendment. Regarding the zoning, the two parcels are appropriate because all the parcels in Town Center are zoned TC to allow the variety of mixed uses that are a potential in Town Center. Staff is recommending denial of the site plan because the request is for a residential product.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaemper Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She stated that the majority of commercial in Town Center had been placed on the opposite side of the freeway. In this particular instance, the request is to amend to residential on the same side of the freeway where that commercial is located. There is a Kohl Center to the south, the proposed hospital to the north and the regional mall. The site is located on Durango Drive and Elkhorn Road, and a small area immediately to the east has been changed to commercial for an office and fast food restaurants. The request is for medium density residential for a project that Richmond American would be developing. ATTORNEY LAZOVICH presented a design depicting a three-story product. A similar product by Signature Homes was approved at Martin Luther King Boulevard and Alta Drive. The project will have a garage and a bonus room on the bottom layer. The stairs will lead to a second story where the kitchen and living room would be located. The third story level will have the other bedrooms. This three-story concept does not exceed the maximum height of 35 feet; however, they exceed the open space.

GABRIEL SANCHEZ, 8997 Dorrell Lane, stated that currently the site is zoned for Medium Low Density residential, which allows six homes per acre. He asked if the land would be zoned commercial if the applicant is not granted the request. VICE CHAIRMAN NIGRO clarified that staff's recommendation is that it be commercial and the applicant is requesting to change it to residential. MR. WALTON added that the five-acre parcel west to the "L" shaped development is ML. The rest of the two five-acre parcels along Durango Drive is UC district. The ML would remain if the request were denied. MR. SANCHEZ indicated that he supports commercial.

PAUL LAWRENCE, 8997 Old River Avenue, resides in a new community and would like the surrounding area to remain low density and prefers residential. His concern is that the proposed development would create additional traffic down his street. When he bought his home, he was told there would be no access on his street.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 35 – GPA-4079

MINUTES – Continued:

ROBERT GENZER, Director, Planning and Development Department, clarified that Medium Low Density Residential in Town Center allows between 5.6 and 8 dwelling units per gross acre. The Medium Density the applicant is requesting allows between 12.1 and 25 dwelling units per gross acre. The actual density of their proposal is 13.75 dwelling units per acre.

GARY HORNAN, 3509 Golden Sage Drive, opposes the development because of its density. He bought property west of this development on Antique Olive Street and was aware that at some point, there would either be commercial or houses but never imagined that the zoning could be changed to a higher density. He bought into this area because of its planned development and believing there would be no deviation from the Town Center Standards. It is not necessary to have a three-story house directly behind his home. If it were built as planned, he would be looking at a two-story above his block wall looking into his backyard.

CHRIS RUCKER, 9016 Old River Avenue, stated that she bought a home in a cul-de-sac so that her six-year old son could safely play outside. Her understanding was the street was never going to go through. She does not object to homes being developed but opposes opening the street and the three-story concept. There is already a similar project on the southwest corner.

TODD FARLOW, 240 North 19th Street, asked the percentage of commercial versus residential. The 2020 Master Plan and the Town Center Master Plan were to be open and pedestrian friendly with low density. This developer should raise the bar as Carina Homes has done and follow their standards.

BOB MARLOW, 9892 Barnwell Avenue, opposed the project because the density is too high.

RUSSELL SKEWS, Richmond American Homes, indicated that he was involved with the Town Center residential concept with Spinnaker Homes. The concept was to be pedestrian friendly and the street had to be connected so that each individual parcel would connect to provide walkable space. The existing street dead-ends and it has to continue on through their site in some manner. ATTORNEY LAZOVICH added that the site plan was designed with two accesses. This is an appropriate place for residential, given the Kohl Center, the regional mall and the hospital. She pointed out there is a density range and some parcels are planned for Urban Center Mixed Use, which means that in order to take advantage of that zoning district, mixed uses will be done and then the residential would not have a density cap.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 35 – GPA-4079

MINUTES – Continued:

COMMISSIONER GOYNES understood the applicant's point about providing access into that neighborhood to keep it pedestrian friendly, but it is not feeding into the concept of some commercial and residential because is all residential. People would have to come down Old River Street to get out to Dorrell Lane. He asked what is the setback for those homes against Antique Olive Street. MR. SKEWS answered that that needs to be addressed. There is a possibility that landscaping could be provided as a buffer along Antique Olive Street. He further clarified for COMMISSIONER GOYNES that side yards from the proposed development would be against the existing backyards along Antique Olive Street.

COMMISSIONER STEINMAN asked why they could not provide back-to-back cul-de-sacs. MR. SKEWS replied that currently there is no cul-de-sac but a dead-end street. COMMISSIONER STEINMAN recommended that they provide a cul-de-sac to stop the through traffic. He asked if there is potential of putting the density on the lot adjacent to the existing homes and keep it an eight density and give more density to the two lots that stack. They should try to keep the density close to what they have. Then the next buffer would be at a higher density and then that would move to a commercial zone, which is along Durango Drive to the east and still allow the commercial properties to remain within walking distance to service these properties. MR. SKEWS noted that that would need to be looked at how that would shift some of those lots. Some will come out and probably be closer to an eight range. ATTORNEY LAZOVICH pointed out that there are two issues needing to be addressed: the density and how they can best buffer the existing homes with the homes planned on this site. COMMISSIONER STEINMAN suggested that the applicant research and look at this plan differently. This project has potential if the density is kept similar to the existing homes, have different setbacks and then move higher density over with commercial in front.

VICE CHAIRMAN NIGRO commented that they could do side-by-side lots at a density that could get eight to the acre. They could get 12 lots there with a street in front backing up to that property line with a two-story height that has the same current visibility issues. He clarified with MR. GENZER that the street going through is a City requirement because the Town Center requires connectivity. If the Commission requires cul-de-sacs, it would have to be a specific condition because that would be against the Town Center requirement.

COMMISSIONER STEINMAN reiterated that ATTORNEY LAZOVICH take into consideration the Commission suggestions to potentially work out this project. The cul-de-sac concept is a good idea because he does not see the need for cars moving, but sees the need for people moving through there.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 35 – GPA-4079

MINUTES – Continued:

VICE CHAIRMAN NIGRO pointed out that if the applicant believes these issues could be resolved, it would make sense to hold the items in abeyance. ATTORNEY LAZOVICH indicated that she would be willing to meet with the residents before the City Council meeting to try to resolve these issues. However, if the Commission desires to hold this, she asked that it be a two-week abeyance and allow the application to move forward. MR. CLAPSADDLE emphasized that a two-week abeyance can be difficult.

COMMISSIONER EVANS opined that the abeyance might resolve the residents' issues, but some of those issues are mandated by the Town Center Plan and might not be able to be changed. VICE CHAIRMAN NIGRO pointed out that if the Commission feels that the General Plan Amendment is not justified then there is no reason to hold this because the issues relate to the site plan and not the GPA. MR. CLAPSADDLE indicated that staff would have to meet with the applicant as soon as possible to resolve those issues.

COMMISSIONER STEINMAN moved to hold all the items for two weeks for the applicant to attempt working out the access between the two subdivisions. Secondly, make an effort to keep the density that is up against that subdivision in the same category near to the eight max level on the western piece, and on the other two pieces that stack, take a density up in a range of a 13 or 14 mark leaving the commercial on the main street.

COMMISSIONER GOYNES pointed out that there might be other homeowners who have not yet moved into the area who might be interested in meeting with the applicant. He directed the applicant to make an effort to notify them as well. ATTORNEY LAZOVICH rebutted that she could not represent that they would be notified. She indicated that MR. SKEWS would take the names of those residents present at this meeting and for those residents to notify any of their neighbors in the process of moving in.

COMMISSIONER EVANS stated that he would support the abeyance only to follow COMMISSIONER STEINMAN'S lead in trying to resolve some of the mitigating issues for the homeowners. But he stated for the record that he does not believe this meets the burden to change the General Plan for Town Center and will likely be voting against it when it comes back.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 35 [GPA-4079], Item 36 [ZON-4084] and Item 37 [SDR-4088].

NOTE: All discussion for Item 35 [GPA-4079], Item 36 [ZON-4084] and Item 37 [SDR-4088] was held under Item 35 [GPA-4079].

(8:21/8:32 – 9:10)

2-1842/3-1910

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: TC (TOWN CENTER) on 10.00 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-015 and 016), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – ABEYANCE to 5/13/2004 Planning Commission – UNANIMOUS with TRUESELL and McSWAIN excused

MINUTES:

NOTE: See Item 35 [GPA-4079] for all related discussion.

(8:21/8:32 – 9:10)

2-1842/3-1910

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH - Request for a Site Development Plan Review FOR A 209 LOT SINGLE RESIDENTIAL FAMILY DEVELOPMENT on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – ABEYANCE to 5/13/2004 Planning Commission – UNANIMOUS with TRUESDELL and McSWAIN excused

MINUTES:

NOTE: See Item 35 [GPA-4079] for all related discussion.

(8:21/8:32 – 9:10)

2-1842/3-1910

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-4091 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4093 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [D-R (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

7

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-4094 - APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre], Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and **TABLE** Item 7 [MSH-3850], and **HOLD IN ABEYANCE** Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – **UNANIMOUS** with **GOYNES** and **McSWAIN** excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4095 – APPLICANT/OWNER: UNIFIED CREDIT TRUST - Request for a Site Development Plan Review FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

7

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and **TABLE** Item 7 [MSH-3850], and **HOLD IN ABEYANCE** Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – **UNANIMOUS** with **GOYNES** and **McSWAIN** excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 41 – SDR-4095

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:02 – 6:11)

1-80

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-4100 – APPLICANT/OWNER: PETER CASTELLANO - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

78

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the May 27, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

MOTION:

NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 42 – GPA-4100

MINUTES – Continued:

CHAIRMAN TRUESDELL explained for REBECCA VanBLANKENSTEIN, 4008 Vegas Drive, that the only testimony taken would be on whether the items discussed should be held in abeyance.

LYNDA WASKOM, 4147 Pleasant Road, spoke regarding Items 42, 43 and 44 and asked that the items be heard tonight. She stated that the applicant has been in operation for 18 months and has had enough time to prepare for tonight's meeting. Several people arranged for childcare to be present at this meeting.

JANET FELLHAUER, 4056 Melody Lane, JOHN WAGNER, 4148 Pleasant Road, and PAUL TAYLOR, 4108 Vegas Drive, were present for Items 42, 43 and 44. MR. TAYLOR opposed the landscaping related items.

MR. CLAPSADDLE explained that the applicant's representative was not able to be present. Therefore, he would collect the names, addresses and telephone numbers of those people who came for Items 42, 43 and 44. He would make a copy and forward it to the applicant so that he can contact them. MR. CLAPSADDLE confirmed for CHAIRMAN TRUESDELL that this is the first time abeyance was requested for these items.

COMMISSIONER EVANS asked that representation be made that staff would attempt to have these items heard on May 27, 2004. MR. CLAPSADDLE indicated that he would notify the applicant to be prepared to make a presentation for the May 27th Planning Commission meeting.

MS. FELLHAUER stated that at a meeting held by the applicant on March 30th, the applicant said that the owner would be present at tonight's meeting. CHAIRMAN TRUESDELL stated that staff will ensure that all the residents are informed and that the item will be heard on May 27th.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4101 – APPLICANT/OWNER: PETER CASTELLANO - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

78

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the May 27, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

MOTION:

NIGRO – Motion to bring forward and **TABLE** Item 7 [MSH-3850], and **HOLD IN ABEYANCE** Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – **UNANIMOUS** with **GOYNES** and **McSWAIN** excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 43 – ZON-4101

MINUTES – Continued:

CHAIRMAN TRUESDELL explained for REBECCA VanBLANKENSTEIN, 4008 Vegas Drive, that the only testimony taken would be on whether the items discussed should be held in abeyance.

LYNDA WASKOM, 4147 Pleasant Road, spoke regarding Items 42, 43 and 44 and asked that the items be heard tonight. She stated that the applicant has been in operation for 18 months and has had enough time to prepare for tonight's meeting. Several people arranged for childcare to be present at this meeting.

JANET FELLHAUER, 4056 Melody Lane, JOHN WAGNER, 4148 Pleasant Road, and PAUL TAYLOR, 4108 Vegas Drive, were present for Items 42, 43 and 44. MR. TAYLOR opposed the landscaping related items.

MR. CLAPSADDLE explained that the applicant's representative was not able to be present. Therefore, he would collect the names, addresses and telephone numbers of those people who came for Items 42, 43 and 44. He would make a copy and forward it to the applicant so that he can contact them. MR. CLAPSADDLE confirmed for CHAIRMAN TRUESDELL that this is the first time abeyance was requested for these items.

COMMISSIONER EVANS asked that representation be made that staff would attempt to have these items heard on May 27, 2004. MR. CLAPSADDLE indicated that he would notify the applicant to be prepared to make a presentation for the May 27th Planning Commission meeting.

MS. FELLHAUER stated that at a meeting held by the applicant on March 30th, the applicant said that the owner would be present at tonight's meeting. CHAIRMAN TRUESDELL stated that staff will ensure that all the residents are informed and that the item will be heard on May 27th.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4102 – APPLICANT/OWNER: PETER CASTELLANO - Request for a Site Development Plan Review FOR A CONVERSION OF AN EXISTING RESIDENCE TO A LANDSCAPING BUSINESS AND FOR A WAIVER THE LANDSCAPING REQUIREMENTS on 0.47 acres at 4000 Vegas Drive (APN: 139-19-811-045), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

78

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the May 27, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable

MOTION:

NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 44 – SDR-4102

MINUTES – Continued:

CHAIRMAN TRUESDELL explained for REBECCA VanBLANKENSTEIN, 4008 Vegas Drive, that the only testimony taken would be on whether the items discussed should be held in abeyance.

LYNDA WASKOM, 4147 Pleasant Road, spoke regarding Items 42, 43 and 44 and asked that the items be heard tonight. She stated that the applicant has been in operation for 18 months and has had enough time to prepare for tonight's meeting. Several people arranged for childcare to be present at this meeting.

JANET FELLHAUER, 4056 Melody Lane, JOHN WAGNER, 4148 Pleasant Road, and PAUL TAYLOR, 4108 Vegas Drive, were present for Items 42, 43 and 44. MR. TAYLOR opposed the landscaping related items.

MR. CLAPSADDLE explained that the applicant's representative was not able to be present. Therefore, he would collect the names, addresses and telephone numbers of those people who came for Items 42, 43 and 44. He would make a copy and forward it to the applicant so that he can contact them. MR. CLAPSADDLE confirmed for CHAIRMAN TRUESDELL that this is the first time abeyance was requested for these items.

COMMISSIONER EVANS asked that representation be made that staff would attempt to have these items heard on May 27, 2004. MR. CLAPSADDLE indicated that he would notify the applicant to be prepared to make a presentation for the May 27th Planning Commission meeting.

MS. FELLHAUER stated that at a meeting held by the applicant on March 30th, the applicant said that the owner would be present at tonight's meeting. CHAIRMAN TRUESDELL stated that staff will ensure that all the residents are informed and that the item will be heard on May 27th.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-4110 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESEDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated there was an application approved for a special use permit for a mini warehouse on the parcel to the west of this project. The application was amended to Office. Previously, there was a General Plan Amendment to General Commercial that allowed C-2 but was withdrawn. This current request is for Service Commercial and C-1. MR. CLAPSADDLE indicated the parcel to the west is C-1

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 45 – GPA-4110

MINUTES – Continued:

and Service Commercial and it can be developed in a manner which is harmonious and compatible with the surrounding area. The parcel to the east is MLA at eleven units per acre; the parcel to the south is single family; the parcel to the north is the Water Management District site; and further to the west is the police substation. The other applications pertain to a use permit for RV and boat storage, which is a continuation of the parcel to the west, which allows the same uses. The RV and boat storage will take place in two islands along the northern boundary of the site. There will be 15-foot wide planters at the intersection. There will be an eight-foot wall along the perimeter with landscaped areas as indicated on the site plan. The major concern is compatibility with the surrounding areas in terms of landscaping, decorative walls and the parking structure. If the landscaping is enhanced around the perimeter, with additional interior landscaping and interior landscaping in the parking lot, to meet the Code, then the project will be more harmonious and compatible with the surrounding area. In addition, the block wall along the north property line needs to be decorative, split face and enhanced to ensure compatibility with the residential area as well. The applicant needs to meet with Public Works regarding the electronically controlled gates.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant together with GREG BORGEL, 300 South 4th Street. ATTORNEY LAZOVICH stated this application was once approved for a two-story office building. At that time, meetings were held with the neighbors who lived to the east and south of the project. Some of their concerns were about increased traffic and decreased mountain views to the west. Currently, this project would help to reduce some of the traffic and retain the mountain views. Two neighborhood meetings were held to discuss the residents' concern with the RV parking section of the project, specifically the lighting, increased traffic, and height of the walls. The project will not have any freestanding light poles. For security reasons, the only lighting will be underneath the covered parking area. There is only one exit point onto Grand Canyon. The project does not allow for traffic to enter off of Grand Canyon. ATTORNEY LAZOVICH agreed to a condition requiring the installation of a pork chop within the driveway that forces right hand turns out of the facility so the residents can go southbound on Grand Canyon and not north into the rest of the residential community. Initially, the proposal indicated an eight-foot decorative block wall; the proposal will now have seven feet of landscaping, a two-foot landscaped wall, and a 10-foot block wall along Grand Canyon. The overall effect is a 12-foot wall to minimize the residents' view of the parking structure and the RV parking.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 45 – GPA-4110

MINUTES – Continued:

TODD FARLOW, 240 N. 19th Street, complimented the applicant on the landscaping design. He also stated that the set backs are decreasing, which is not allowing sufficient room for residents to park their cars in the driveways. As a result, it will be difficult for pedestrians to walk along the sidewalks if vehicles are in the way. If the set backs continue to decrease and the density changes, then these storage units will become a necessity in some areas.

COMMISSIONER GOYNES complimented the applicant on their landscape renderings and their creativity.

MR. CLAPSADDLE clarified that Condition 9 on Item 48 [SDR-4112] would address the elevations for the block wall being revised with landscaping.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 45 [GPA-4110], Item 46 [ZON-4111], Item 47 [SUP-4113] and Item 48 [SDR-4112].

NOTE: All discussion for Item 45 [GPA-4110], Item 46 [ZON-4111], Item 47 [SUP-4113] and Item 48 [SDR-4112] was held under Item 45 [GPA-4110].

(9:10 – 9:22)

3-106

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4111 – APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-CL (SINGLE FAMILY COMPACT-LOT) under Resolution of Intent to O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), Ward 4 (Brown).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESEDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 45 [GPA-4110] for all related discussion.

(9:10 – 9:22)

3-106

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 46 – ZON-4111

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. All previous resolutions of intent will be expunged.
3. A Site Development Plan Review application (SDR-4112) approved by the Planning Commission prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site. If mapping is not required, provide a copy of a recorded joint access agreement between both parcels that comprise this site prior to the issuance of any permits for this site.
5. Construct all incomplete half-street improvements on Cheyenne Avenue and Grand Canyon Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-4113 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESEDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 45 [GPA-4110] for all related discussion
(9:10 – 9:22)

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 47 – SUP-4113

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Recreational Vehicle and Boat Storage uses.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4111) and Site Development Plan Review (SDR-4112).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4112 - APPLICANT/OWNER: CHEYENNE MINI-STORAGE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A MINI-WAREHOUSE AND RECREATIONAL VEHICLE AND BOAT STORAGE on 1.33 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-013), R-CL (Single Family Compact-Lot) under Resolution of Intent to O (Office) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with TRUESEDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 45 [GPA-4110] for all related discussion.

(9:10 – 9:22)

3-106

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 48 – SDR-4112

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-4111) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. A Special Use Permit (SUP-4113) to allow Recreational Vehicle Parking and Storage.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted in finger islands in the interior parking area at the rate of one tree for every six parking spaces.
7. In accordance with restrictions associated with the declaration of Drought Alert, the total amount of turf that may be approved on the landscape plan is limited to a maximum of 12.5% (half of the 25% allowed during non-drought conditions) of the total landscaped area. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 48 – SDR-4112

CONDITIONS – Continued:

9. The elevations for the block wall shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Pilasters, or other architectural enhancements are required with spacing not to exceed 24 feet on center. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 48 – SDR-4112

CONDITIONS – Continued:

17. If the proposed entry gates on Grand Canyon Drive are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
18. Site development to comply with all applicable conditions of approval for ZON-4111 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4014 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.7 acres at 1915 West Bonanza Road (APN: 139-28-401-024), Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with COMMISSIONER EVANS abstaining because the owner of the property is his employer, even though he has no financial interest TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 49 [ZON-4014] and Item 50 [SDR-4015].

On an unrelated issue, VICE CHAIRMAN NIGRO advised a citizen that Items 38 through 41 were held in abeyance at the beginning portion of the meeting. The Public Hearing was held and the items were held to the May 27, 2004 meeting.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 49 – ZON-4014

MINUTES – Continued:

KYLE WALTON, Planning and Development, stated the requested C-M (Commercial Industrial) Zoning is consistent with the industrial land use classification designated for the parcel. The land use is allowed in this C-M district and is compatible with existing commercial and industrial uses to the east, west and across the street from this site. The proposed site plan is appropriate considering the types of uses on either side of this site. With the implementation of the conditions associated with the Site Plan Review, the proposal will be consistent with the Title 19 in the Landscaping and Law Guidelines. Therefore, staff recommended approval.

BRUCE BILYEU, 1611 W. Bonanza, appeared on behalf of the applicant agreed to staff's recommendations. He inquired about Condition 10 regarding decorative wall and asked if it pertains to new or existing walls. MR. WALTON clarified it pertains to any new walls that are required to be installed. He gave reference to the rear portion of the property that Nevada Department of Transportation (NDOT) acquired. A new wall needs to be placed with a decorative slump stone. MR. BILYEU stated that he would like to replace the wall on the front side against Bonanza with a wrought iron wall. On the rear of the property there will be a 22-foot wall for the embankment and drainage channel to the freeway. He asked if a wall is required at this location as well. MR. WALTON replied that a property line wall is required, unless it is done by NDOT. In reply to VICE CHAIRMAN NIGRO'S query, MR. BILYEU replied that NDOT right-of-way is the rear property line and NDOT will install a chain link fence.

DAVID CLAPSADDLE, Planning and Development Department, recommended that there is no need for another wall on the applicant's property is a sound barrier wall would be installed. VICE CHAIRMAN NIGRO asked if a chain link fence would suffice to keep people out and keep the property secure. MR. CLAPSADDLE responded that they will work with the applicant between now and the City Council meeting on the appropriate fencing. He reiterated that staff requires a property line wall with a sound barrier or a wall that NDOT will provide.

MR. BILYEU then asked if they are required to replace the existing chain link fence to the west side with a new wall. ROBERT GENZER, Director, Planning and Development Department, responded that the Code requires a wall and not a chain link fence, but staff will work with the applicant.

TODD FARLOW, 240 N. 19th Street, questioned NDOT'S purpose for purchasing the land, then leasing it out to Ahern, and probably NDOT reacquiring the land for expansion of the highway. He referred to a possible NDOT project where he resides and noted that it could become obsolete. He felt a representative from NDOT should be present to explain how they intend to mitigate the traffic problems.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 49 – ZON-4014

MINUTES – Continued:

TOM DEMARCO, 651 Clarkway Drive, stated his property is located north of the development. MR. DEMARCO supports the project and commended Ahern for their constant upkeep of properties. He discussed with VICE CHAIRMAN NIGRO that a neighbor north of his home at 715 Clarkway Drive is operating a similar business without a license. MR. GENZER indicated that staff would notify Code Enforcement to go and investigate.

VICE CHAIRMAN NIGRO asked MR. BILYEU to address MR. FARLOW'S concerns. MR. BILYEU replied that he could not speak for NDOT, but stated that NDOT has taken the adjacent property.

COMMISSIONER GOYNES asked that staff work with the applicant to resolve issues regarding the walls and fencing around the property as indicated on Condition 10.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed Item 49 [ZON-4014] and Item 50 [SDR-4015].

NOTE: All discussion for Item 49 [ZON-4014] and Item 50 [SDR-4015] was held under Item 49 [ZON-4014].

(9:22 – 9:33)
3-500

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-4015) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 49 – ZON-4014

CONDITIONS – Continued:

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

We note that the property on which this development is located is within a Federal Emergency Management Act (FEMA) Flood Zone. A Conditional Letter of Map Revision (CLOMR) is required to be filed with FEMA prior to obtaining permits. In addition, a Letter of Map Revision (LOMR) must be filed with FEMA once the project is constructed. Prior to obtaining permits, a bond of \$25,000 must be posted with the City of Las Vegas for the LOMR. The approved LOMR must be submitted to the City of Las Vegas prior to the release of the bond.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4015 - APPLICANT: AHERN RENTALS - OWNER: NEVADA DEPARTMENT OF TRANSPORTATION - Request for a Site Development Plan Review FOR A PROPOSED AUTO PAINT & BODY REPAIR SHOP AND A WAIVER OF LANDSCAPE STANDARDS on 1.7 acres at 1915 West Bonanza Road (APN: 139-28-401-024), C-2 (General Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with COMMISSIONER EVANS abstaining because the owner of the property is his employer, even though he has no financial interest TRUESELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: All discussion for Item 49 [ZON-4014] and Item 50 [SDR-4015] was held under Item 49 [ZON-4014].

(9:22 – 9:33)

3-500

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 50 – SDR-4015

CONDITIONS:

Planning and Development

1. A revised site plan that shows setbacks and parking that are in conformance with Title 19 shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A Rezoning (ZON-4014) to a C-M (Commercial/Industrial) Zoning District approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 05/19/04, except as amended by conditions herein.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum of 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided in the landscape along Bonanza Road.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 50 – SDR-4015

CONDITIONS – Continued:

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

13. Landscape and maintain all unimproved rights-of-way on Bonanza Road adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site.
15. Site development to comply with all applicable conditions of approval for ZON-4014 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4059 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS -
Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) and R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 51 [ZON-4059] and Item 52 [SDR-4107].

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 51 – ZON-4059

MINUTES – Continued:

MARGO WHEELER, Planning and Development, stated that the Diocese has obtained the entire area bounded by Stewart Avenue and Ogden Avenue, 14th Street and 15th Street. The applicant proposes to demolish existing structures and construct a new church and a multi-purpose building. In order to do so, they request the C-V zoning which is compatible with the General Plan in that area. The project meets all standards of the Code with the exception of landscaping, which staff addressed with Condition 1 of the Site Development Plan Review. Therefore, staff recommended approval.

ERNIE FREGGIARO appeared on behalf of the Roman Catholic Diocese of Las Vegas and stated that last year they presented a different plan that did not encompass the other parcels. The Bishop has now acquired the other two out parcels within this block and presented a revised plan. Previously, they were not able to go ahead with the C-V zoning as requested by the City, but having the entire block, the applicant concurs with the City and is applying for the C-V zoning.

MR. FREGGIARO asked for clarification on some conditions. The applicant has no problem giving the finger landscaping as well as the reversionary map because the Bishop desires the entire project on one parcel. He referred to Condition 11 on Item 52 [SDR-4107], which indicates that there are two driveways on the south end of the site closer than allowed by City standards, as it relates to the intersection. The applicant has met with City Engineer and Traffic and approval has been given to locate the driveways as shown on the Site Plan. Referring to the condition requiring an encroachment agreement for any landscape in the right-of-way on 14th Street, 15th Street, Ogden Avenue and Stewart, MR. FREGGIARO asked for confirmation that the Vacation of the alley was approved last year and portions of 14th, 15th, and Ogden, which will be part of the Diocese project. The only place that the encroachment permit applies is on the south side of Stewart. Finally, MR. FREGGIARO indicated that the condition requires that the cross on the top of the cupola can only be 35 feet in height. He explained that the top of the cupola is 40 feet 5 inches above finished floor and the cross is approximately 6-foot high. The average height of the eaves across 97% of the structure is 33 feet. The applicant complies with the 35 feet height limit, but would like to build the cupola and the cross as shown on the plan.

TODD FARLOW, 240 N. 19th Street, appeared in support of the project and was pleased that the Diocese purchased the entire lot. He was under the impression that the Bishop Moran Hall building was to remain as part of the new structure. MR. FREGGIARO replied that that was the case with the previous plan; however, all existing structures will be demolished with the new plan.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 51 – ZON-4059

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, clarified that the condition was to ensure that the cross was not totally out of scale with the rest of the building. He does not believe that the cupola being a 40-feet and another additional 6 feet on top is out of scale and staff does not object to that request.

DAVID GUERRA, Public Works, pointed out that the driveway issue must be approved as a deviation or redesign. If the applicant is in the process of obtaining the deviation, then there should not be a problem satisfying this condition. MR. FREGGIARO responded that they have not started that process, but will file an application once the application is approved at City Council.

COMMISSIONER DAVENPORT discussed with MR. FREGGIARO that the chapel would seat 600 and expressed concern that 131 on site parking spaces will not be sufficient. However, a site north of Stewart and out parcels west of 14th Street, including all on street parking, will provide an additional 200 parking spaces. Most importantly, many people who attend generally walk. MR. CLAPSADDLE pointed out that a parking Variance was granted in August 2003 to allow 130 spaces. The applicant complies with the Variance, as they are providing 131 spaces.

COMMISSIONER EVANS verified with MR. FREGGIARO that the buildings being demolished have not been designated as historic.

MS. WHEELER recommended that Condition 2 on Item 52 [SDR-4107] be removed, but that the Public Works conditions remain.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 51 [ZON-4059] and Item 52 [SDR-4107].

NOTE: All discussion for Item 51 [ZON-4059] and Item 52 [SDR-4107] was held under Item 51 [ZON-4059].

(9:33 – 9:43)

3-856

CONDITIONS:

Planning and Development

1. Site development to comply with all applicable conditions of approval for SDR-4107 and all other site-related actions.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 51 – ZON-4059

CONDITIONS – Continued:

2. A Resolution of Intent with a two-year time limit.

Public Works

3. Dedicate 20-foot radius corners at the southeast corner of Stewart Avenue & 14th Street and the southwest corner of Stewart Avenue & 15th Street. Dedicate 15-foot radius corners at the northeast corner of Ogden Avenue & 14th Street and the northwest corner of Ogden Avenue & 15th Street. Dedicate radii prior to issuance of any permits.
4. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
6. A Petition of Vacation for the purpose of vacating the public alley in a manner acceptable to the Department of Public Works, such as VAC-2337, must be approved and shall record prior to the issuance of any permits overlying or abutting the area to be vacated. If the Order of Vacation is not recorded a new Site Development Plan shall be submitted acknowledging the public alley within the boundaries of this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 51 – ZON-4059

CONDITIONS – Continued:

may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4107 - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP OF LAS VEGAS -
Request for a Site Development Plan Review FOR A CHURCH on 2.69 acres at 220 North 14th Street (APN: 139-35-212-022, 053 and 054, 139-35-310-057,058, 059, 060, 067, 068, 069, 071 and 072), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Weekly).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions and deleting Condition 2 – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 51 [ZON-4059] for all related discussion.

(9:33 – 9:43)

3-856

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 52 – SDR-4107

CONDITIONS:

Planning and Development

1. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect one landscaped finger per six parking spaces, one 24 inch box tree per finger with 4 – one gallon and 4- five gallon shrubs per finger and a maximum of 12.5% of the total landscaped area of the site as turf.
2. The elevations shall be revised and approved by the Planning and Development Department; prior to the time application is made for a building permit, to reflect an overall height of the cross to be 35 feet.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 52 – SDR-4107

CONDITIONS:

Public Works

10. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the southern driveways do not meet 222A criteria and must be approved as a deviation or redesigned to meet current standards.
12. Landscape and maintain all unimproved right(s)-of-way, if any, on Stewart Avenue, Ogden Avenue 14th Street and 15th Street adjacent to this site.
13. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Stewart Avenue, Ogden Avenue 14th Street and 15th Street public right-of-way adjacent to this site prior to occupancy of this site.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4059 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4066 – APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), Ward 6 (Mack).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – APPROVED subject to conditions and amending Condition 5 as follows:

5. *The keeping of horses shall be permitted as allowed by City Codes currently in effect and any subsequent amendments.*

– UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 53 [ZON-4066], Item 54 [SUP-4128] and Item 55 [VAC-4068].

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 53 – ZON-4066

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, pointed out that this is a conforming zone change. On the west side of Maverick Street is R-D and on the west side of Jones Boulevard R-PD3. The rezoning is compatible with the surrounding area. MR. CLAPSADDLE reviewed some of the required conditions. Condition 2 requires that the developer record a deed restriction on all lots limiting to single story. Condition 3 limits to six lots with a minimum net lot size of 18,500 square feet, and MR. CLAPSADDLE recommended that Condition 5 be amended to read “the keeping of horses shall be permitted as allowed by City Codes currently in effect and any subsequent amendment”. A text amendment that would allow a certain number of horses on an 18,500 square foot lot will be presented to the Planning Commission at a future meeting. Staff believes the conditions of the zoning make this project harmonious and compatible and therefore staff recommended approval.

PAULETTE CAROLYN, 3320 North Buffalo Drive, Suite 106, appeared on behalf of the applicant and concurred with staff’s conditions.

DEE DAVIS, 5978 North Maverick Street, owns property at 5130 Maverick Street south of the proposed project. She supports the project and thanked COUNCILMAN MACK’S office, LENI SKAAR, and Planning staff for working with the applicant for providing a plan compatible with the land uses in this area. She asked that if the Text Amendment should not be approved that the applicant be required to come back for a review of conditions before any permits are issued. MR. CLAPSADDLE indicated that the Text Amendment will be brought before the Planning Commission and if approved there will be no issue. If not approved, the applicant would come with the Tentative Map application and a condition could be imposed on the Tentative Map or add a condition to the zoning.

TODD FARLOW, 240 North 19th Street, asked the meaning of Single Family Residential Restricted. MR. CLAPSADDLE replied it is the title of the R-D District and Single Family Residential Restricted requires a minimum lot size of 11,000 square feet with a minimum lot width of 90 feet.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed Item 53 [ZON-4066], Item 54 [SUP-4128] and Item 55 [VAC-4068].

(9:43 – 9:51)

3-1201

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 53 – ZON-4066

CONDITIONS:

Planning and Development

1. A resolution of intent with a two-year time limit.
2. The developer shall record a deed restriction on all lots limiting the height of any structures to one-story.
3. This property shall be limited to a total of six developable residential lots, as shown on the site plans submitted with this rezoning request.
4. All lots shall have a minimum net lot size of 18,500 square feet.
5. No CC&R's shall restrict the keeping of horses.

Public Works

6. Petition of Vacation, VAC-4068, that includes the southern most 10 feet of Washburn Road must record prior to the recordation of a Final Map for this site.
7. Construct half-street improvements including appropriate overpaving on Washburn Road and Maverick Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the eastern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 53 – ZON-4066

CONDITIONS:

or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-4128 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR PRIVATE STREETS on 2.93 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation [PROPOSED: R-D (Single Family Residential-Restricted)], Ward 6 (Mack).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 53 [ZON-4066] for all related discussion.

(9:43 – 9:51)

3-1201

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 54 – SUP-4128

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements of Title 19.04.050 for the Private Streets use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4066).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Private streets shall be common lots that are offered as a public utility easement (P.U.E), City of Las Vegas public sewer easement and public drainage easement to be privately maintained by the Homeowner's Association.
6. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4066 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-4068 - APPLICANT/OWNER: TREASURE LAND DEVELOPMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Petition to vacate the south 10 feet of Washburn Road between Maverick Street and Bronco Lane, Ward 6 (Mack).

SET DATE: 05/05/04

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 53 [ZON-4066] for all related discussion.

(9:43 – 9:51)

3-1201

CONDITIONS:

1. This Vacation shall include the southern most 10 feet of Washburn Road between Maverick Street and Bronco Lane and shall be modified to retain 15 foot radius corners on the southeast corner of Maverick Street and Washburn Road and the southwest corner of Bronco Lane and Washburn Road.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 55 – VAC-4068

CONDITIONS – Continued:

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Rezoning Application ZON-4066 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.
3. Development of this site shall comply with all applicable conditions of approval of Rezoning application ZON-4066, Special Use Permit SUP-4128 and all other applicable site related actions.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 55 – VAC-4068

CONDITIONS – Continued:

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4082 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), Ward 1 (Moncrief).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with EVANS abstaining, even though he has no financial interest, but his office leases space from the applicant TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 56 [ZON-4082], Item 57 [VAR-4251], Item 58 [SDR-4086], Item 59 [SUP-4089] and Item 60 [SUP-4090].

KYLE WALTON, Planning and Development Department, explained that the current land use designation for the entire site is S-C (Service Commercial). The requested C-1 (Limited Commercial) is in keeping with the land use and therefore staff recommended approval. The

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

Variance is in regards to the height of the tower in relationship to the residential to the north and northwest of this site. The smallest building is 296 feet tall and according to standards should be 880 square feet from the property to the closest residential. The plan shows it to be 640 feet. The 136 foot tall office building will replace an existing building to the north. This building should be 408 feet away from residential, but the plan shows it to be 240 feet. The development as currently designed, is similar to the bank building across the street. The intersection of Rancho Drive and US95 has already taller buildings. Therefore, staff feels that although these buildings exceed what is allowed for adjacency for residential uses, they are supported by current development in the area. Staff recommended approval of the Variance, as well as the site plan being that the development is in keeping with the commercial development occurring in this area. The applicant will provide an over abundance of landscaping and setbacks as necessary.

Regarding the Special Use Permits, MR. WALTON indicated that they are for the two restaurants that will take the place of the existing gas station at the intersection of Rancho Drive and Sahara Avenue. These uses are appropriate at this location as there are other restaurants in the area. Therefore, staff recommended approval.

ATTORNEY EARL MUNZIE, 1500 Foremaster, appeared on behalf of the applicant together with DR. STEINBERG, 8916 Blairs Club Drive, and DR. CARMINA.

CURTIS HORTON, Keith Companies, 444 East Warm Springs Road, concurred with the conditions, but asked for clarification on some of the conditions. He pointed out that there is an existing bus stop placed as a condition of the remodeled building at the corner. He is concerned that the standard may have changed since forcing it to go down toward Sahara Avenue. He feels that the new bus stop should not be relocated at the intersection.

Secondly, an existing driveway north of that building has been there for four years. It is not an access point, but only an exit point. Because of its proximity to the existing building and the existing residences in that area, it would be difficult for the applicant to meet the development standards. He requested that the driveway remain at its location. Furthermore, he is not aware of any accidents associated with that driveway to preclude it from not functioning as it has for the last four years.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

Thirdly, MR. HORTON commented on the request to add a trail. That particular trail, though they support it, it cannot physically work in a couple of locations adjacent to the project. However, they will work with staff in areas where it can work. MR. HORTON indicated that a traffic study has been submitted. He also asked for verification on a condition requiring an occupancy permit from Nevada Department of Transportation and whether that should be an encroachment.

TODD FARLOW, 240 North 19th Street, stated that the bus stop would need to be as close to the intersection as possible. He also asked where the trail will be moved and what happened to the development that was approved in this area.

KEVIN EFROYMSON, 3901 Ashby Avenue, opposed the project because traffic will increase. A previous project for a high-rise building was denied primarily because of the traffic situation. The intersection of Sahara Avenue and Rancho Road has one of the worst traffic problems and is getting worse. The traffic will impact the residential areas to the north. He read a quote from the Rancho/Charleston Land Use Study and Strategic Plan adopted by the Planning Commission and City Council. The study area involved, not only the Scotch 80s, McNeal Estates, but encompassed this property. The study indicated that transportation, accessibility and traffic volumes are important considerations for determining land use and are probably the most significant issues facing the neighborhood within the study area. Sahara Avenue continues to be the leader in terms of daily automobile trips carrying well over 70,000 per day. Secondary roads have experienced the greatest percentage of increases in traffic. MR. EFROYMSON pointed out that the 1500 parking spaces being provided would further add to the traffic situation while accessing or exiting the proposed project.

MARK SCOTT, 1508 Kirkland Avenue, concurred with the previous speaker's comments. He pointed out that the US Bank building has traffic release with an outlet onto Sahara Avenue. However, the proposed development only has it on Rancho Drive. He lives and works in the area and uses that intersection every day, and has trouble getting out onto Rancho Drive, forcing him to go around through Sahara Avenue. With the proposed plan, having traffic come onto Rancho Drive would only create more congestion to get access onto the freeway at Sahara Avenue.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

MR. HORTON responded that it is apparent the main concern is the traffic. They have submitted an initial traffic study for this site based on the square footage for the project. A traffic signal will be installed at the entrance to the project and on Rancho Drive. In fact the poles are already there. This traffic signal will be designed in accordance and approved by the City. Significant stacking has been allowed within the site. The applicant meets the requirements of the City for the signal as well as stacking.

VICE CHAIRMAN NIGRO asked staff to comment on the trail. MR. WALTON responded that staff will have to work with the applicant along the frontage to determine how the trail will lay out or proceed from Sahara Avenue north. MR. HORTON agreed to work with staff to resolve this issue.

MR. GUERRA discussed with VICE CHAIRMAN NIGRO that the applicant had two concerns, the bus stop and the driveway at the north end of the property. He noted that Condition 4 of Item 56 [ZON-4082] addresses the bus stop. The Traffic Study should address whether or not that bus stop has to be moved. At this time, Public Works does not see a need for that bus stop to be moved. Condition 18 of Item [SDR-4086] addresses the design and the location of the driveways in accordance with Standard 222a. He suggested that a sentence be added at the end of this condition stating “unless allowed otherwise by the Traffic Engineer”. He stated for the record that when the plans come in, if it is an exit only driveway, then it could remain as the old stall driveway.

VICE CHAIRMAN NIGRO commented that the encroachment verbiage and the traffic study would have to remain. MR. HORTON reiterated that they are in the process of the traffic study and have made their first submittal and are doing an addendum. In addition, the applicant is willing to provide 100-foot throat depth on that particular access as requested in the conditions.

COMMISSIONER DAVENPORT clarified with MR. HORTON that the bus stop is a cut out. In addition, he asked if the glass on the building was reflective, as it may be a problem for the neighbors. MARK TWEED, Designer, West Star, replied that it is not reflective glass. It will be regular tinted glass.

COMMISSIONER DAVENPORT asked if a Line of Sight Study was done. MR. HORTON replied that they will do that, and added that the two-story buildings will block the line of sight and still provide privacy for the neighbors. MR. HORTON further discussed with COMMISSIONER DAVENPORT that the off ramp for the freeway is hidden beyond the structure. MR. HORTON pointed out that trees will be placed along the north side.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

COMMISSIONER GOYNES asked for clarification on the traffic signal, and how it will make the traffic flow through the intersection. MR. HORTON replied that the intent is for the traffic signal to help the intersection. As far as the synchronization, NDOT controls the Rancho Drive and Sahara Avenue intersection and the City controls another. Once the signals are put into service, it will take some time to get them properly timed based on the peak hours. The intent is to have the signal installed within the year. The timeline on construction of the buildings will vary. The traffic congestion that exists today is already a problem, and the study will be done in accordance with standards, which would allow for the future traffic in that area. MR. HORTON added that pedestrian crossing would be factored into the cycling.

COMMISSIONER GOYNES suggested the applicant look at maybe installing walkways similar to those on the Strip to get the pedestrian across a busy intersection. MR. HORTON commented that the reason the bus stop is located to the north is due to the congestion of this area and to allow the buses better access going in and out. COMMISSIONER GOYNES expressed concern about people trying to catch a bus transfer and maybe running through the traffic with a potential fatality. MR. HORTON indicated that the Rancho/Sahara intersection is controlled by NDOT and already has pedestrian timing. The signal that they will be installing will meet all of the City standards. In addition, the original signal design is being modified to incorporate the new City standards, dealing with pedestrian and ADA accessibility.

COMMISSIONER STEINMAN asked how the applicant plans to deal with the construction staging. It appears that the traffic would have to go out from one location during construction. MR. HORTON replied that that is the reason they would maintain the north driveway as exit only. On the overhead he showed where the two driveways are located. There will have to be construction traffic and a construction control plan would need to be approved with the development of the project. DR. STEINBERG stated that the entire site should be completed in five years.

VICE CHAIRMAN NIGRO commented that the adjacent residents have legitimate concerns regarding the traffic. However, the intersection and the property justified a project of this scope. He complimented the applicant on the redevelopment he has done on the existing buildings. It has added a lot to improve the viability of this entire corridor.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 56 [ZON-4082], Item 57 [VAR-4251], Item 58 [SDR-4086], Item 59 [SUP-4089] and Item 60 [SUP-4090].

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

MINUTES – Continued:

NOTE: All discussion for Item 56 [ZON-4082], Item 57 [VAR-4251], Item 58 [SDR-4086], Item 59 [SUP-4089] and Item 60 [SUP-4090] was held under Item 56 [ZON-4082].

(9:51 – 10:25)

3-1486

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 56 – ZON-4082

CONDITIONS – Continued:

- be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Public Works notes that a traffic signal may be warranted at the entry drive into this commercial site. If such traffic signal is required, it shall be funded completely by the developer of this site. Public Works notes that an additional driveway on Rancho Drive may be required.
5. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-4251 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW BUILDING HEIGHTS TO EXCEED THE RESIDENTIAL ADJACENCY STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with EVANS abstaining, even though he has no financial interest, but his office leases space from the applicant TRUESEDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 56 [ZON-4082] for all related discussion.

(9:51 – 10:25)

3-1486

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 57 – VAR-4251

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4082) and Site Development Review (SDR-4086).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The applicant shall submit a sight line analysis of the visual impacts the towers will have on surrounding residential areas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4086 - APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR TWO OFFICE BUILDINGS WITH ATTACHED PARKING GARAGES AND TWO RESTAURANT BUILDINGS WITHIN AN EXISTING OFFICE COMPLEX AND A WAIVER OF THE COMMERCIAL DEVELOPMENT STANDARDS on 15.33 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive (APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and adding the following at the end Condition 18:

- *Unless otherwise allowed by the City Traffic Engineer.*
- **UNANIMOUS** with EVANS abstaining, even though he has no financial interest, but his office leases space from the applicant TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 56 [ZON-4082] for all related discussion.

(9:51 – 10:25)

3-1486

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 58 – SDR-4086

CONDITIONS:

Planning and Development

1. Landscaping shall be provided along Sahara Avenue, immediately south of Tower I dependent on Nevada Department of Transportation (NDOT) approval.
2. Handicap parking shall be provided throughout both of the parking garages on site.
3. All proposed trash enclosures shall be enclosed and have a roof.
4. Approval of a Rezoning (ZON-4082) and a Variance (VAR-4251) by the City Council.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 05/19/04, except as amended by conditions herein.
7. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 58 – SDR-4086

CONDITIONS – Continued:

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Once the off-premise sign is removed to make space for the southern office building a new special use permit for an off-premise sign (billboard) will be required to locate a sign within the confines of the development area.

Public Works

18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a with minimum ingress/egress radii of 25-feet and a minimum throat depth of 100-feet as required by the Department of Public Works.
19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4082 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-4089 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with EVANS abstaining, even though he has no financial interest, but his office leases space from the applicant TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 56 [ZON-4082] for all related discussion.

(9:51 – 10:25)

3-1486

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 59 – SUP-4089

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval of a Rezoning (ZON-4082) and Site Development Plan Review (SDR-4086) by the Planning Commission and City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-4090 – APPLICANT/OWNER: SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR adjacent to the northeast corner of Sahara Avenue and Rancho Drive (a portion of APN: 162-04-401-007), R-3 (Medium Density Residential), P-R (Professional Office and Parking), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Moncrief).

IF APPROVED: C.C.: 05/19/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with EVANS abstaining, even though he has no financial interest, but his office leases space from the applicant TRUESELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 56 [ZON-4082] for all related discussion.

(9:51 – 10:25)

3-1486

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 60 – SUP-4090

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval of a Rezoning (ZON-4082) and Site Development Plan Review (SDR-4086) by the Planning Commission and City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4077 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), Ward 1 (Moncrief).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 5/27/2004 – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 61 [ZON-4077] and Item 62 [SDR-4081].

DAVID CLAPSADDLE, Planning and Development Department, explained that P-R is an appropriate zoning district, as there is P-R on the east side of Jones Boulevard. Staff recommended approval of the zoning, but expressed concerns regarding the Site Plan. The request is not for a home office conversion. The existing buildings will be torn down and a new 6,996 square foot two-story structure will be built. In order to meet residential adjacency standards for the lots to the east, it is pushed up to the front of the lot. Since the building was

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 61 – ZON-4077

MINUTES – Continued:

moved up to the front, the parking is in the back. However, the handicapped spaces are in the front but there is not sufficient back up room according to Code. It should be 24 feet but is currently only 17 feet. Secondly, staff expressed concern with the waivers to the landscaping standards. This would warrant a waiver if the existing single family-home were being converted. However, the plan reflects a new two-story office building and staff cannot support the waiver of the landscaping and parking requirements. Therefore, staff recommended denial.

GREG WILDE, Wild and Associates, 208 S. Jones, and CRAIG MOORE, 4427 Via Torino, appeared on behalf of the applicant. MR. MOORE indicated that the two existing houses were built in the early '60's. Carports, patio covers, and storage sheds were added to the homes. They propose to tear down the entire structures on both lots. The proposed building has a base floor area of approximately 3,050 square feet, less of a floor plan area than the two existing home lots, which is about 40-50% reduction in structure area. The applicant has completed two structures on the two lots located just north of the proposed project. One was a two-story structure, 2,500 square feet with approximately 800 square feet second story level. The applicant will build one structure that will be similar as the two completed structures. They will all have the same architectural design as structures in other lots. As recommended by the staff, a drive-through driveway through the back lot will be incorporated because there is no alley in this particular area. MR. MOORE stated that the two lots to the north have five-foot landscaping on each side. Once the wall is removed, the landscaping will be combined with the current landscaping. He explained that they could provide 24-inch trees on 12-foot centers. They would lose all 12 parking spaces and the minimum requirement is 21 parking spaces.

MR. MOORE indicated that they are currently in the process of buying the other properties to the south and the same drive-through will be done with these properties. City staff misunderstood their drawings because the plan reflects twice the amount of trees. The landscaping areas are smaller on the edges, but landscaping is around the building. He pointed out an area that he referred to as the patio and making that a landscaped area with picnic tables for employees. He also suggested moving the handicapped area forward to comply with the 24-foot back out. MR. MOORE stated that the drive through is a good idea through all these lots. The applicant is willing to work with staff on the best solution, as well as, maintaining adequate handicapped spaces.

TODD FARLOW, 240 N. 19th Street, was confused if the request is for a home office conversion or a new building. VICE CHAIRMAN NIGRO confirmed that it would be a new building and that only 216 and 220 South Jones Boulevard were being considered. MR. FARLOW suggested that in lieu of landscaping near the block wall, the applicant place an eight-foot block wall with petroglyph.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 61 – ZON-4077

MINUTES – Continued:

MR. WILDE stated that they will move the handicap space east and he is willing to sign a joint access agreement. Many of these homes along Jones Boulevard are an eye sore. The landscaping along the front has always been five to ten feet.

COMMISSIONER GOYNES asked that the applicant ensure that the handicap spaces are adequate.

COMMISSIONER DAVENPORT referred to the applicant's statement that in order to put in the required landscaping they would lose parking. He asked if it were possible for the applicant to obtain a lease agreement with the adjacent business owner for those spaces. MR. CLAPSADDLE responded that they are requiring a joint access agreement, but they still have to provide adequate parking on the site. The reason they are having trouble with providing landscaping and parking is because the building is too big. They would have to move it forward to meet residential adjacency standards. In addition, a 6,000 square foot building requires 21 parking spaces and the applicant is providing 24. Staff is of the opinion that the new building on the two lots should meet the Standards of the Code; otherwise, the site is overbuilt.

COMMISSIONER DAVENPORT suggested the applicant decrease the parking spaces from 24 to 20. Even though this will cause a shortage in parking, then possibly the business next door may have excess parking. MR. MOORE replied the business does not have excess parking spaces. He added that they are actually building less square footage of building than they are on the other lot.

VICE CHAIRMAN NIGRO asked staff if the applicant is not meeting the code on the back wall. MR. CLAPSADDLE replied that the applicant does not meet the code on the back wall, but also the landscaping requirements. Staff did not receive a detailed landscaping plan. The code requires one tree per 20 linear feet along the street frontage and east property line, one tree for 30 feet along the north and south property lines, a total of 21 trees. VICE CHAIRMAN NIGRO asked if it would be possible for the applicant to meet the landscaping requirement on every place with the current design, except for the back wall adjacent to residential. MR. CLAPSADDLE replied that the minimum zone width along the street frontage is 15 feet and 8 feet along the remaining perimeter of the site. The applicant shows five feet along Jones Boulevard, two feet along the south, and zero along the north and east property lines. Staff believes that with a building of this size, the applicant will not meet standards.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 61 – ZON-4077

MINUTES – Continued:

MR. WILDE rebutted that the properties are approximately 118 feet deep, and with an 18-foot parking space, 24-foot turnaround, 15 foot landscaping berm in the front and an 8-foot landscaping berm in the back, the result would be a four by four building. He opined that properties along Alta Drive do not have more than a five to ten foot berm in the front. He is willing to install trees along the south border every 30 feet, but cannot put more landscaping on the south because he needs a 20-foot driveway to get to the rear of the project. The City wants Jones Boulevard to be an aesthetically pleasing business route, thus giving the homeowners the proposed commercial zonings. However, the berm, handicap, and the parking requirements make this property not commercially feasible to put a smaller building on the property. He believes he complies with what has been approved in the past.

COMMISSIONER GOYNES suggested the applicant reduce the size of the building. It appears that the applicant is creating a self-imposed hardship. MR. MOORE rebutted that a 6,000 square foot building with a 3,000 square foot footprint, divided into two lots, the footprint would be 1,500 square feet per lot. During the widening of Jones Boulevard 30 feet was taken off of each side to make it 100 feet wide. The homeowners were allowed to sell those properties as P-R in order to compensate them for their properties being taken away. No one would buy a residence on this arterial.

COMMISSIONER DAVENPORT recommended denial because he would prefer to see more landscaping. MR. WILDE replied that he would be willing to provide more landscaping to the south because to the north, there is already five foot of landscaping. If the landscaping must be eight feet, he would lose the driveway. Therefore, he asked that the items be held in abeyance for two weeks to give an opportunity to meet with staff to discuss an alternative. VICE CHAIRMAN NIGRO suggested a 30-day abeyance due to time constraints. MR. CLAPSADDLE appreciated COMMISSIONER NIGRO'S suggestion because a month would give them extra time to possibly resolve these issues. VICE CHAIRMAN NIGRO suggested approving the zoning and holding the Site Development Plan Review, however, MR. WILDE preferred holding both items.

COMMISSIONER STEINMAN commented that he did not understand the purpose of the 12-foot drive-through in front of the building. It does not make sense having an entrance in the front when the parking will be in the rear of the building. VICE CHAIRMAN NIGRO directed the applicant to consider all issues brought forth by the Planning Commission, and encouraged the applicant to meet with staff as soon as possible.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 61 – ZON-4077

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 61 [ZON-4077] and Item 62 [SDR-4081].

(10:25 – 10:48)

3-3002/4-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4081 - APPLICANT: ARG JONES I, LIMITED LIABILITY COMPANY - OWNER: CHARLES SAMMONS AND FRANCIS KELLER - Request for a Site Development Plan Review FOR A HOME/OFFICE CONVERSION AND WAIVER OF LANDSCAPING REQUIREMENTS on 0.32 acres at 216 and 220 South Jones Boulevard (APN: 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 5/27/2004 – UNANIMOUS with TRUESELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 61 [ZON-4077] for all related discussion.

(10:25 – 10:48)

3-3002/4-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-4083 – APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY
- Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), Ward 1 (Moncrief).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 63 [ZON-4083], Item 64 [SDR-4085] and Item 65 [VAR-4190].

DAVID CLAPSADDLE, Planning and Development Department, explained that this is a home conversion to an office. Staff recommended approval for the zoning, denial on the Variance and on the site plan based upon not meeting the parking standards of the code. In addition, the landscaping requirements are not being met. However, staff believes that some of the waivers

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 63 – ZON-4083

MINUTES – Continued:

are appropriate for landscaping because of the small size of the lot. They will not be removing the existing structure. MR. CLAPSADDLE indicated a condition requiring the applicant to provide 24-inch box trees 20 feet on center along Jones Boulevard, as well as the remaining perimeter of the site except for the two-foot wide landscape adjacent to the parking lot along the north property line.

GREG WILDE, Wild and Associates, 208 S. Jones, stated that this is a single lot and there is no access to the rear for the parking. When he purchased the property he was going to make the handicap space as Number 1. However, he did not expect to need the van accessible handicap parking. He still believes parking space Number 1 is where the handicap should go, which reduces the turn around between parking space 2 and 3, yet provides a fifth parking space along Jones Boulevard. He is willing to comply with the tree requirements along Jones Boulevard and the south side. He will replace the dead grass with trees and rocks. There is the possibility that he might purchase his neighbor's property, in which case he could provide parking in the rear.

COMMISSIONER STEINMAN asked which was the correct parking plan. MR. WILDE replied that he met with staff and provided a revised drawing at their request. When he built the property to the north, it did not require a van accessible handicap parking space. That was changed in 2002.

ROBERT GENZER, Director, Planning and Development Department, clarified that the drawing part of the back up for Item 63 [ZON-4083] is an old drawing. The correct drawing was provided in the back up for Item 64 [SDR-4085].

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 63 [ZON-4083], Item 64 [SDR-4085] and Item 65 [VAR-4190].

(10:48 – 10:56)

4-388

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of a Site Development Plan Review (SDR-4085) and a Variance (VAR-4190) by the Planning Commission and City Council prior to the conversion of the single family residence to an office.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 63 – ZON-4083

CONDITIONS – Continued:

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4085 – APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY
- Request for a Site Development Plan Review FOR A HOME/OFFICE CONVERSION AND FOR WAIVER OF LANDSCAPING REQUIREMENTS on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 63 [ZON-4083] for all related discussion.
(10:48 – 10:56)

4-388

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 64 – SDR-4085

CONDITIONS – Continued:

2. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) and a Variance (VAR-4190) to allow for a reduction of required parking by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall revise the landscape plan to provide 24-inch box trees 20 feet on center along Jones Boulevard as well as the remaining perimeter of the site except for the 2-foot wide landscape planter adjacent to the parking lot along the north property line. The revised plan shall be submitted to and approved by the Planning and Development Department prior to the approval of any building permits for this site.
4. The applicant to make necessary repairs to the existing structure in order to improve the aesthetics and maintain a residential character prior to the approval of a Certificate of Occupancy of the proposed office.
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
6. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
9. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 64 – SDR-4085

CONDITIONS – Continued:

Public Works

11. Hard Surface and/or landscape all unimproved right-of-way, if any unimproved area exists, on Jones Boulevard adjacent to this site prior to the issuance of a business license. Maintain all such improvements in perpetuity. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
14. Site development to comply with all applicable conditions of approval for ZON-4083, Z-26-91, and the Conditions of Approval of the approved Traffic Impact Analysis for Jones Boulevard, Upland Boulevard to Evergreen Avenue.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-4190 - APPLICANT/OWNER: ARG JONES II, LIMITED LIABILITY COMPANY
- Request for a Variance TO ALLOW 4 PARKING SPACES WHERE 5 PARKING SPACES ARE REQUIRED FOR A PROPOSED OFFICE on 0.17 acres at 304 South Jones Boulevard (APN: 138-36-210-001), Ward 1 (Moncrief).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

NOTE: See Item 63 [ZON-4083] for all related discussion.

(10:48 – 10:56)

4-388

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 65 – VAR-4190

CONDITIONS:

2. Approval of a Rezoning (ZON-4083) to P-R (Professional Office and Parking) a Site Development Plan Review (SDR-4085) for the office by the City Council prior to the approval of any permits for development on this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4069 - APPLICANT: NOVAD CONSTRUCTION - OWNER: RCN PROPERTIES, LIMITED LIABILITY COMPANY & ZORITY QUAN, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR TWO MEDICAL OFFICE BUILDINGS AND WAIVER OF LANDSCAPING REQUIREMENTS on 1.49 acres adjacent to the northeast corner of Smoke Ranch Road and Professional Court (APN: 138-15-410-049 and 050), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – APPROVED subject to conditions with the deletion of the last sentence in Condition 12 – UNANIMOUS with TRUESDELL and McSWAIN excused

To be heard by the City Council on 5/19/2004

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the project is located in the Tech Park and has gone through the Architectural Review Committee and received approval. Staff and the committee feel that the minor landscaping waivers are appropriate, but staff requested that the applicant provide seven additional trees on site.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 66 – SDR-4069

MINUTES – Continued:

ARAMESH AKHAVAN, 1871 Fox Canyon Circle, appeared on behalf of the applicant and concurred with all conditions, with the exception of Condition 12. DAVID GUERRA, Public Works Department, clarified for MR. AKHAVAN that the last sentence of Condition 12 will be deleted.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(10:56 – 10:58)

4-636

CONDITIONS:

Planning and Development

1. Prior to submittal of civil improvement plans the site plan shall be revised to show two 15 foot by 25 foot loading zones.
2. Prior to the submittal of building permits the landscape plan shall be revised to indicate seven additional 24-inch box trees spread throughout the site.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations date stamped May 19, 2004, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 66 – SDR-4069

CONDITIONS – Continued:

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Provide a copy of a recorded Joint Access Agreement between the adjoining parcels comprising this site and for use of the private drive known as “Professional Court”, prior to the issuance of any permits.
14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-4074 - APPLICANT/OWNER: MICHAEL & BEATRICE KATZ FAMILY TRUST -
Request for a Site Development Plan Review FOR A COFFEE SHOP/ COPY CENTER on 0.36 acres at 231 South 3rd Street (APN: 139-34-210-069), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL and McSWAIN excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that this is a conversion of an existing church and the applicant meets the code requirements, as they are appropriate for this conversion. Staff recommended approval.

SCOTT BAKER, 7225 South Bermuda Road, concurred with all staff conditions.

COMMISSIONER EVANS commented that the proposed project is a great idea.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 67 – SDR-4074

MINUTES – Continued:

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(10:58 – 11:01)

4-710

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 5/19/04, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. A maximum of 12.5% of the total landscape area may be turf. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. The streetscape treatment shall conform to the requirements of the Downtown Centennial Plan, including street trees, decorative paving treatments at intersections and driveways, and street lighting. A revised landscape plan showing the streetscape treatments shall be submitted to the Planning and Development Department for review and approval prior to the issuance of a building permit.
6. The fence used to screen the parking lot from the public right-of-way shall be constructed and installed in accordance with the requirements of the Downtown Centennial Plan.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the requirements of Title 19.08. Screening elements and structures shall be consistent with the design and materials of the primary building.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 67 – SDR-4074

CONDITIONS – Continued:

8. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.
9. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.

Public Works

10. Dedicate a 10 foot radius on the northeast corner of 3rd Street and Bridger Avenue prior to the issuance of any permits. Contact the Right-of-Way Section of the Department of Public Works for assistance in preparing documents.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
13. Obtain an Encroachment Agreement for all landscaping and private improvements in the public right-of-way adjacent to this site.
14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-4071 - APPLICANT: WRG DESIGN, INC. - OWNER: PALM MORTUARY, INC. -
Request for a Petition to vacate Deer Springs Way between Jones Boulevard and Maverick Street; and Maverick Street between Deer Springs Way and Rome Boulevard, Ward 6 (Mack).

SET DATE: 05/05/04

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to bring forward and TABLE Item 7 [MSH-3850], and HOLD IN ABEYANCE Item 20 [ZON-3884], Item 21 [SDR-3885], Item 32 [GPA-4072], to 5/13/2004 Planning Commission and Item 8 [GPA-3833], Item 9 [GPA-3933], Item 38 [GPA-4091], Item 39 [ZON-4093], Item 40 [VAR-4094], Item 41 [SDR-4095], Item 42 [GPA-4100], Item 43 [ZON-4101], Item 44 [SDR-4102] and Item 68 [VAC-4071] to 5/27/2004 Planning Commission – UNANIMOUS with GOYNES and McSWAIN excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that letters have been submitted for all of the above items.

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 68 – VAC-4071

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:02 – 6:11)

1-80

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - DIRECTOR'S BUSINESS - PUBLIC HEARING - DIR-3934 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION - Discussion and possible action to APPROVE A REVISED DEVELOPMENT STANDARDS MANUAL FOR SUMMERLIN, Ward 2 (L.B. McDonald) and Ward 4 (Brown).

C.C.: 05/19/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and amending Condition 2 as follows:

2. *Subsection 8c of Section 2 shall be amended to state that casinos and appurtenant structures may not exceed 75 feet in height 9Nor may they exceed 5 stories), nor may the hotel appurtenant to the casino exceed 750 rooms without the City's approval.*

And adding the following condition:

- *The General Provisions of Section 4 shall be amended to permit community banners with the Summerlin logo to be mounted on street poles for the purpose of advertising community events and season al messages.*

– UNANIMOUS with McSWAIN excused

To be heard by the City Council on 5/19/2004

PLANNING COMMISSION MEETING OF APRIL 22, 2004
Planning and Development Department
Item 69 – DIR-3934

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the item was held in abeyance from a previous meeting. He stated that on Page 2-15 the language currently states that casinos and appurtenant structures may not exceed 75 feet in height nor may they exceed five stories nor may the hotel appurtenant to the casino exceed 750 rooms. The applicant is provided an amendment taking out the words “without City approval”. The intent is that it can never exceed 75 feet in height and it can never exceed 750 rooms.

Page 4-4 under General Provisions, the applicant is inserting language “community banners mounted on streetlight poles and displaying the Summerlin logo, community events, and seasonal messages are permitted”. Currently, they are not included in the language. For a long time in other parts of Summerlin whenever there is an art show or community event, they are able to put temporary banners on the light poles advertising that event with the Summerlin logo. Staff does not object to that language being added.

MR. CLAPSADDLE added that these Development Standards are different than the Development Agreement. These are the rules that we live by. A site plan does not come before the Commission, but before CHARC. These Revised Standards are much clearer and easier to implement. These standards do not address allocating land use in Summerlin. That is done through the Development Agreement.

GERALD ROBBINS, The Howard Hughes Corporation, 10000 West Charleston Boulevard, Suite 200, and DIANA BOSSARD, 2920 North Green Valley Parkway, Suite 814, appeared on behalf of the applicant. MR. ROBBINS concurred with staff conditions and the modified language.

COMMISSONER STEINMAN asked if the applicant in three years is precluded from requesting a 150-foot hotel. MR. CLAPSADDLE replied that by eliminating the words “without City approval” it would not be a valid application because the language is being modified to state that the casinos and appurtenant structures cannot exceed 75 feet or exceed 750 rooms. He added that the casino locations are already set in the Development Agreement. The Development Standards do not cover where they are located.

PLANNING COMMISSION MEETING OF April 22, 2004
Planning and Development Department
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MINUTES – Continued:

DEPUTY CITY ATTORNEY BRYAN SCOTT further clarified that if the applicant wants to build something higher than 75 feet, they would have to amend the Development Standard to reflect that height. MR. CLAPSADDLE pointed out that it would not be a Special Use Permit or a Variance application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:29 – 6:34)

1-967

CONDITIONS:

Planning and Development

1. The attached Summerlin Development Standards Manual, dated February 10, 2004, shall replace all previously adopted versions.
2. Table 2.1 shall be amended to require Special Use Permit approval for Casinos in the Employment Center, Town Center, and Village Center districts.

Public Works

3. Revise the “Revised Development Standards Manual for Summerlin” to provide a minimum distance of 18 feet of driveway length between the back of sidewalk (or curb, if no sidewalk is proposed) and the face of the garage, to allow vehicles to park completely outside the vehicular or pedestrian travel corridor or provide a maximum distance of 5 feet in length to prevent a vehicle from parking in the driveway. A setback less than 18 feet may be provided to the garage for side-loaded garages if 18 feet of full width driveway is provided beyond the back of sidewalk (or curb, if no sidewalk is proposed).

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 22, 2004

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 N. 19th Street, commented that the last meeting on the Sustainable Architecture Conference was held and there will be another series in 2005. He indicated that today was Earth Day and hoped that the Commission will think about what is going to happen in the Valley in the next 50 years. He stated that a PBS program on population and the environment indicated that the population in the United States would be 400 million. Most of that population will be in Las Vegas. He suggested that Commission think about a Valley wide monorail system.

MR. FARLOW referred to an article from Dwelling Magazine about a housing complex built in the Netherlands. He pointed out the architecture and landscaping of the building and how it is almost self-sustaining from the environment. He believes that American builders should follow this example and make developments affordable to the common man. He complimented VICE CHAIRMAN NIGRO on projects that dealt with cluster homes.

(10:58 – 11:01)

4-800

MEETING ADJOURNED AT 11:03 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

ARLENE COLEMAN, DEPUTY CITY CLERK